

HUNTERS POINT BOARD MEETING
October 14, 2020

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 6:59 pm on October 14, 2020 via Zoom Conference.

ATTENDANCE

Ken Riley - President
Michael Park - Vice President
Steve Helm - Treasurer
Victoria Young - Secretary
Sabrina Brown - Architectural Committee Chair
Debi Fornero - Welcome Committee
Connie Dueker - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve September 9, 2020 Board Meeting minutes - carried

Treasurer: Steve Helm

Financial Summary

- General Fund = \$30,979.45
- Capital Fund = \$57,310.48
- Private Drive = \$97,616.05

Steve verified he has moved the Tree Cutting category from general fund to capital fund. The change will be reflected on the October financial statement.

2021 Budget

Ken reported the only major change to the proposed budget is an increase in dues of \$37/homeowner for the declaration change and update of covenants.

Vote to approve proposed 2021 budget - carried.

The next step is a homeowner's ratification meeting which Ken proposed be held November 11th prior to the board meeting. The board agreed.

Steve will send the proposed budget to homeowners using last year's format prior to the ratification meeting.

Architectural Committee: Sabrina Brown

Approved Applications:

- 1985 Oak Hills Drive - Replace Driveway
- 1925 Hunters Point Lane - Replace Roof
- 2520 Oak Hills Drive - Repaint Exterior
- 1660 Stoney Point Court - Dog Run/Fence
- 1650 Stoney Point Court - Re-rock Mailbox

Covenant Enforcement:

- 2525 Oak Hills Drive - Statue on mailbox will be moved by Friday
- 1915 Hunters Point Lane - Complaint received regarding business in home. Ongoing communication with homeowner.

Walk Around Followup:

- 2550 Oak Hills Drive - Weeds in sidewalk and rock areas, email sent. Completed.
- 2225 Oak Hills Drive - Dead trees, email sent. Completed.
- 1840 Squire Ridge Court - Dead grass, email sent.
- 1860 Squire Ridge Court - Dead grass, email sent. To be completed Spring 2021.
- 1680 Stoney Point Court - Dead grass, email sent. TruGreen sprayed and killed grass.
- 2180 Oak Hills Drive - Dead trees, email sent.
- 1660 Stoney Point Court - Stucco repair, email sent. Completed.
- 1650 Pinnacle Ridge Lane - Dead trees, email sent.
- 1735 Pinnacle Ridge Lane - Paint chipped from railroad ties along sidewalk, email sent.
- 1775 Pinnacle Ridge Lane - Paint chipped from siding, weeds, tree limbs, email sent. Home to be repainted in spring, tree limbs on HOA property
- 2535 Oak Hills Drive - Dead grass, email sent. TruGreen sprayed and killed grass.
- 1940 Squire Ridge Court - Planter Beds missing rock/mulch, email sent.
- 1920 Squire Ridge Court - Weeds, email sent.

- 1930 Chateau Point Court - Side of hill falling onto sidewalk, email sent.
- 1960 Chateau Point Court - Dead tree in backyard, email sent.
- 1965 Chateau Point Court - Dead grass along driveway, email sent.
- 1915 Hunters Point Lane - Weeds, dead tree, dead tree limbs, email sent. Waiting for spring to see if tree comes back.
- 1875 Squire Ridge Court - Dead grass, email sent.
- 1985 Squire Ridge Court - Dead Bushes in back along Oak Hills, weed, paper and rocks moving along Oak Hills, email sent.
- 2040 Hunters Point Lane - Dead trees, planter areas missing rocks/mulch, letter sent.
- 1854 Oak Hills Drive - Dead grass, letter sent.
- 1935 Squire Ridge Court - Xeriscaped yard overgrown and unkept, letter sent.
- 1740 Oak Hills Drive - Dead bushes in front and along driveway, email sent.
- 1750 Oak Hills Drive - Planter bed missing plants, mulch or rocks, email sent.
- 1660 Pinnacle Ridge Lane - Planter Beds missing rock/mulch, email sent. Work to be completed Spring 2021.
- 1622 Oak Hills Drive - Dead trees, email sent.
- 2075 Oak Hills Drive - Planter Beds missing rock/mulch, email sent.
- 1995 Squire Ridge Court - Weed paper showing, rock movement in back along Oak Hills, email sent. Completed.
- 1615 Stoney Point Court - Weeds in rock beds, dead trees, email sent.
- 7240 Oak Valley Drive - Dead trees and dead vines on mailbox, letter sent.
- 1920 Oak Hills Drive - Drip System falling out of rocks, weed paper showing, rocks moving, email sent.
- 2525 Oak Hills Drive Violation Letter Followup, email re: deadline/fees begin for violation
- 2235 Oak Hills Drive - Weeds overgrowing and yard unkept, Pre-Violation Notice letter sent

Committee meeting held last week to bring new members up to speed.

Announced next year's walk-arounds will begin earlier in the season to allow homeowners more time to remedy issues.

Noted concerns that many homeowners are not submitting required applications for work done, and several homeowners with natural areas or xeriscaped lawns need to keep areas maintained.

Ken proposed a 15-30 minute meeting costing approximately \$150-200 with Altitude Law to discuss appropriate steps for handling issues and enforcement of covenants in an effort to protect the neighborhood. The board agreed.

Vice President: Michael Park

Common Area

Growing season done, irrigation systems services. Maintenance company continues to be very responsive with the relationship moving in a positive direction.

Welcome: Debi Fornero

New owners at 2325 Oak Hills Drive moved in this weekend. Will visit next weekend.

OTHER BUSINESS

Directory Update: Victoria Young

Victoria asked the Board's opinion of finding someone in the HOA who might be interested in taking over the directory. They agreed. Ken encouraged the more people we can get involved with the HOA, the better, and recommended Victoria write an email to be sent to homeowners asking for volunteers.

Declarations/Covenants Update: Ken Riley

Ken sent a questionnaire from Altitude Law to board members regarding use restrictions, covenant enforcements, etc. He will attempt to answer amendment questions then send to Board for review.

HOMEOWNER FORUM

No report.

NEXT MEETING

Nov 11th, 2020 - via Zoom with Homeowner Budget Ratification Meeting first, followed by the Board Meeting.

ADJOURNED

The meeting was adjourned at 7:32 pm.