

HUNTERS POINT BOARD MEETING
October 6th, 2021

CALL TO ORDER

The HPHOA Board Meeting was called to order by Sabrina Brown at 7:04 pm on October 6th, 2021 at Deedee McCormack's home.

ATTENDANCE

Sabrina Brown - President
Michael Park - Vice President
Deirdre McCormack - Treasurer
Victoria Young - Secretary
Connie Dueker - Architectural Committee Chair
Terry Hillman - Homeowner
Alfredo LaMont - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve September 2021 Board Meeting Minutes carried.

Treasurer: Deedee McCormack

Financial Summary

- General Fund: \$28,135
- Capital Fund: \$73,335
- Private Drive: \$104,375

Expenses for September were routine. Anticipated expenses from October to December are approximately \$13,000 and GF balances are adequate to cover.

Liquidity: Currently both the CF and PD have substantial liquidity due to two maturing CDs in 2021. A \$15,000 CD matured in March and is in a Fidelity money market account; in June, the \$40,000 WF Advisors CD matured which generated \$15,000 in interest income. Included in this monthly report is a restated Capital Fund account summary as of 6/30/2021 detailing the maturing CD and related interest income.

Based on expected outflows for CF and the PD over the next 12-24 months, it would be appropriate to consider longer-term, higher yielding investment accounts for both of these funds.

Wells Fargo Advisors: Deedee is meeting with them this week to make sure the account was updated with new signatories and will get quotes on possible investment options. She is waiting to hear back from the Fidelity representative and hopes to meet with her within the next two weeks.

2022 Budget

A revised 2022 Budget is attached with the change being the retain of surplus funds for use in 2022 expenses, primarily landscaping. The result was to keep GF dues constant; the CF has no anticipated expenses for 2022 and the PD still has a question regarding expenses for curb and gutter.

If the Board approves, the next step will be to present the 2022 budget in November to HP Homeowners.

GFL Update: The new contract for 2022 has been signed and accepted by GFL, and the 2022 rate reflects the agreed upon terms.

Deedee will get 1915 Oak Hills new homeowner email to Victoria to begin the welcome process.

Sabrina suggested some needed landscaping that was planned for next spring at the OHD entrance prior to end of year to avoid the tax burden. Deedee will ask CPA.

The Board agreed the proposed budget is sufficient for the Budget Approval Meeting. Deedee will provide a timeline for the Capital fund by the Annual meeting in May. Sabrina will send the proposed budget to the homeowners explaining that dues are staying almost the same (GFL expenses going up 4 % our dues increasing roughly 1 %). Proposed budget was approved.

Deedee again acknowledged Terry's role in creating the budget spreadsheets and working with her to streamline the Treasurer's position, duties and offerings.

HOMEOWNER FORUM

Alfredo LaMont joined the meeting to discuss concerns and covenant compliance.

Architectural Committee: Connie Dueker

Improvement Applications

- 2560 Oak Hills Dr – New roof and roof for deck cover
- 1755 Oak Hills Dr - Re-stucco house
- 1715 Oak Hills Dr – Add stucco to front of house over siding

Approvals

- 1935 Chateau Point Ct – Add landscape material to dirt areas
- 1755 Oak Hills Dr - Re-stucco house
- 1715 Oak Hills Dr – Add stucco to front of house over siding
- 2560 Oak Hills Dr – New roof and roof for deck cover

Under Review

None

Covenant Enforcement

- 1635 Stoney Pt Ct – Tree cut but logs on site
- 1615 Stoney Pt Ct – Violation letter sent 8/28 regarding yard – Lawn company hired September – Dead tree still needs to be cut and removed
- 1935 Chateau Pt – Yard Application approved 9/10/2021- Work in process – No response to email about bricks
- 1935 Hunters Point Ln – Violation letter sent 9/14 – no response
- 1915 Hunters Point Ln - Violation letter sent 9/14 for Elec stubs – no response

Letters/emails sent for work without application submission: 0

Courtesy Emails

- 1875 Trappers Glen will be doing interior remodeling in October

Walk-around Results (Pre-Violation Notices sent)

- 7240 Oak Valley Drive | Weeds, lawn mowed but in poor condition, dead trees 27 Sept tree date – Trees have not been cut
- 1920 Oak Hills Drive | Some issues with yard - Met with owner 9/7 and way-forward discussed/agreed to. Still waiting for landscape application that was promised 9/7. Follow-up email was sent on 9/10 no action/response from homeowner
- 1920 Squire Ridge Lane | Progress has been made, Have hired a contractor for spring landscaping. Email sent 9/19 requesting plan by 9/28 - Owner now states plans will not be available until the end of October.
- 1750 Oak Hills Drive | Landscaping in process
- 1750 Pinnacle Ridge Lane | Boards peeling, 9/4 Sent email requesting information/update Suggest removing this item
- 2235 Oak Hills Dr – Request final yard clean-up – no action
- 1725 Oak Hills Dr – mailed – Pre-Violation sent 8/11, 9/11 work completed except soffits will not be done until new gutters are installed in early November

Walk-around Notices Follow-up:

- 1995 Squire Ridge Ct – No change 8/10 or 9/4 Cones and sticks along OHD – Suggest removing notice
- 2325 Oak Hills Dr – AWA rocks on left of house – still waiting for husband to arrive

Dead Tree or Partially Dead Tree Notices - sent August 27 plus the Walk-around findings for trees (Due date 27 September): 11

- 1640 Oak Hills Dr – No change
- 2120 Oak Hills Dr - October for pine top
- 2545 Oak Hills Dr– No change
- 2225 Oak Hills Dr – New action
- 7240 Oak Valley Dr– No change
- 1650 Pinnacle Ridge – Dead tree by garage
- 1825 Squire Ridge Ct – No change
- 1840 Squire Ridge Ct– No change
- 1990 Squire Ridge Ct– No change
- 1635 Stoney Point Ct – Cut but partially left on lot
- 1660 Stoney Point Ct– Cut but left on lot, will email to move

Vice President: Michael Park

Common Area Maintenance

Michael spoke to arborist who believes shaping could help us resolve our pine tree issue. Ornamental pruning.

Fall weeding coming up.

We are about 30 days away from shutting off irrigation.

Welcome: Debi Fornero

No report

Fire Mitigation

No report

OTHER BUSINESS

Recruiting for Open Positions: Sabrina Brown

Sabrina announced we are currently recruiting for open positions including Covenant Compliance, Neighborhood Watch, and Social Director.

Directory: Victoria Young

Rental properties identified for the new Database “Renters” column include:

- 1615 Stoney Point Court (vacant)
- 7240 Oak Valley Drive
- 1935 Chateau Point Court
- 1630 or 1640 Pinnacle Ridge Lane

Website: Victoria Young

A suggestion was made to add an Events Calendar and Announcements Page to the website.

Information Management: Sabrina Brown

A cloud-based storage solution was suggested for storing/managing HOA docs. Sabrina mentioned a Google Account and that she would need a 501c3 letter for a non-profit exemption.

Newsletter: Sabrina Brown

Various ideas for the community newsletter include: Recruiting for open positions, Neighborhood Clean-ups, Fire Mitigation Hours, Volunteer Recognition, New Neighbors Welcome, HOA Volunteers needed, Meet the Board, GFL Holiday Schedule, Budget Meeting Date, Did you know...

NEXT MEETING

November 10th, 7 pm at Michael Park’s home.

December 8 | Holiday Party | Sabrina’s

ADJOURNED

The open session meeting was adjourned at 8:12 pm.

Executive session was called to order at 8:15 pm.

The board discussed covenant compliance and how to move forward welcoming new homeowners and making them aware of the covenants and design standards.

Executive Session adjourned at 8:49 pm.