

HUNTERS POINT BOARD MEETING
September 9, 2020

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:00 pm on September 9, 2020 via Zoom Conference.

ATTENDANCE

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

Victoria Young - Secretary (absent)

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Ken: motion to approve August 12, 2020 Board Meeting minutes - carried

Treasurer: Steve Helm

Financial Summary

- General Fund = \$37,562.22
- Capital Fund = \$57,308.62
- Private Drive = \$97,370.89

*See spreadsheet from Steve

Trash/Recycling

Steve announced he was able to collect 2 of 3 outstanding recycling fee adjustments. Mailed invoice to remaining homeowner (to 4 addresses available, including renters).

Steve spoke to GFL regarding next years rates - they are anticipating a 6% increase in cost. Rates will be \$12.34 for trash service and (\$5.83 +\$1.98) for recycling service per month. We currently have 158 trash locations and 100 recycling locations to date.

New Homeowners

- 2125 Oak Hills Drive

2021 Budget

Ken proposed the timeline for 2021 budget draft to be completed in 2 weeks. Steve will send to Ken, then the rest of the board to review and comment. The Board will vote at the October meeting for approval, and set the date for the (likely) November meeting for the Budget Ratification meeting for all members.

Ken requested Steve add a line item for legal fees to the 2021 budget (estimated around \$9,000) for ~\$40/homeowner or ~\$6,000 to replenish the working capital fund.

Michael sent Steve the updated 2021 Rafter 3 maintenance schedule and total price tag (increase with new expansion of duties) for the 2021 proposed budget.

Architectural Committee: Sabrina Brown

Improvement Applications:

- 2560 OHD - sun shades and blinds to added to back deck
- 1935 SRC - replace deck
- 2580 OHD - add artificial turf and breezeway pathway in back yard
- 1660 OHD - new garage doors
- 1740 OHD - backyard landscaping

Covenant Enforcement:

The Committee is in process of 2nd walk around of the year. Sabrina has received feedback from 2 of 3 committee members which she will review and report back next month.

- 2525 OHD - letter to be sent to homeowners regarding new plantings
- 1915 HPL - letter to be sent to homeowners regarding complaint and open investigation.
- 1935 CP - letter to be sent to homeowners regarding complaint and open investigation.

Vice President: Michael Park

Common Area

Trees trimmed last month. Removed dead sand cherry tree. Tree trimming completed for 2020.

Trash - the Board decided to stay with GFL based on homeowner feedback and service provided.

Operation Bed Quotes:

- Park/Tony's side beds - Michael recommends adding some plants and grasses.
- OHD Entrance - gravel and gorilla hair around plants, changing irrigation to drip, replace dead plants
- OVD Entrance - already approved by board, Michael will add to maintenance order
- Michael/Ken recommends waiting until spring for work to be performed.
- Michael reported a 180 degree shift regarding communication with Rafter 3. There has been very proactive communication and he is pleased with the new relationship.

Welcome: Debi Fornero

2125 Oak Hills Drive, welcome new homeowners Cynthia and Gary Jordan

President: Ken Riley

Declaration

Ken has signed contracts with the attorney to do the declaration update, also a no-retainer agreement to pay by the hour if we desire legal advice in the future. He is waiting on a rough estimate of schedule for the declaration updates, and estimates meeting with homeowners in the Nov/Dec time period. There will be a 90-day window for acquiring signatures.

OTHER BUSINESS

HOMEOWNER FORUM

Sabrina - email regarding community picnic. Board voted to decline the suggestion of Josh and Johns gift certificates for the homeowners to instead focus on the intent of the picnic which is bringing the community together. A suggestion was made to perhaps add additional activities for the community once restrictions are lifted.

NEXT MEETING

Next Board Meeting will be October 14, 2020 at 7 pm via Zoom Video Conference. Michael will schedule and send out invitations to board members and interested homeowners.

ADJOURNED

The meeting was adjourned at 7:54 pm.