

**HUNTERS POINT BOARD MEETING**  
**September 8th, 2021**

**CALL TO ORDER**

The HPHOA Board Meeting was called to order by Sabrina Brown at 6:59 pm on September 8th, 2021 at Victoria Young's home.

**ATTENDANCE**

Sabrina Brown - President  
Michael Park - Vice President  
Deirdre McCormack - Treasurer  
Victoria Young - Secretary  
Connie Dueker - Architectural Committee Chair  
Debi Fornero - Welcome

**REPORTS OF ASSOCIATION ACTIVITY**

**Secretary: Victoria Young**

Victoria thanked Deedee for taking notes during the August meeting. Vote to approve Aug 2021 Board Meeting Minutes carried with the following change:

- Remove the (s) from Michael Park's name.

**Treasurer: Deedee McCormack**

**Financial Summary**

• General Fund (Ent):	\$33,389.68
• Capital Fund (ENT/Fidelity/Wells)	\$58,189.47
• Private Drive (ENT/Fidelity)	<u>\$104,335.82</u>
• Total	\$195,914.97

September expenses will include an \$848 legal expense for recording fees related to the HP Covenant and Declaration Amendment. No other unusual expenses are expected.

Other items: Wells Fargo Advisors account information has been updated and submitted. Contacted Fidelity to start the process to update Fidelity accounts.

Pending further action: Review of insurance requirements for cyber security and asset coverage.

## **HP 2022 Budget Draft**

The budget has been reformatted into the three separate funds as shown. The final page provides a summary of dues by fund + trash and/or recycling per homeowner..

*General Fund:* each line item was discussed and a proposed increase was noted.

- Closing documentation fee increased from \$65 to \$100 in line with the market, effective Jan 1st.
- GLF has proposed a 4% increase for trash and recycling with a 3-year contract. The budget assumes HP will go this route. Without the 3-agreement, GFL increase will be 8%.
  - Michael explained that the community chose to continue with GFL in the past year due to the higher service level they provide.
  - Michael will draft a response to GFL for Deedee for ongoing service and expectations.
  - Deedee shared that our contact at GFL is very responsive.
- The budget for Legal expenses was increased and a new line item for Tree Maintenance was included.
- Other expenses are expected to increase per the percentage assumption noted.
- With the expected surplus at FYE, the proposed budget recommends keeping \$7,810 for a contingency fund and applying \$7,000 credit back to homeowner dues.
  - General H/O dues will decrease to \$155 from \$197
  - GFL Trash increases to \$154.20 from 148.08; recycling increases to \$96.48 from \$93.72
  - Capital Fund increases to \$51.34 from \$48.88
  - Private Drive increases to 212.63 from \$202.

*Capital Fund:* Assumes a 5% increase in line with prior years. Note: The Replacement Fund Expenditure Analysis from 2019 assumed that there would be a \$27,318 capital outlay in 2022 for playground equipment. Based on the playground equipment's current condition, **this is not** an expected expense and **is not reflected** in the Capital Fund budget.

*Private Drive Fund:* Assumes a 5% increase in line with prior years. Note: The Replacement Fund Expenditure Analysis from 2019 assumed that there would be \$9,835 outlay for curb and gutter repairs. This **is reflected** in the budget.

Deedee reported she is getting several requests for refinancing. The Board discussed whether or not the Association should charge for this service, and decided to proceed as usual with no charge.

Michael expressed concern around our aging community infrastructure and landscaping. The Board agreed to apply the credit in dues to the general fund for upcoming maintenance and repairs.

2022 Dues are expected to be close to last year's amount.

Deedee thanked Terry Hillman for his work in creating the spreadsheets and formulas for the budget.

## **Architectural Committee: Connie Dueker**

### **Improvement Applications**

- 1640 Stoney Point Ct – Replace Front Door
- 2560 Oak Hills Dr – Replace back deck and add roof over part of deck
- 1935 Chateau Point Ct – Add landscape material to dirt areas - On Hold
- 1750 Pinnacle Ridge Ln – Change front door color and side panels

### **Approvals**

- 1640 Stoney Point Ct – Replace Front Door
- 2560 Oak Hills Dr – Replace back deck and add roof (roof mat'l TBD)
- 1750 Pinnacle Ridge Ln – Change front door color and side panels

### **Under Review**

None

### **Covenant Enforcement**

- 1635 Stoney Pt Ct – Still waiting tree removal - Sabrina
- 1615 Stoney Pt Ct – Violation letter sent 8/28 regarding yard
- 1935 Chateau Pt – Complete except for yard – App submitted/on hold

### **Letters/emails sent for work without application submission: 0**

### **Courtesy emails**

- 2150 Oak Hills Dr – Split rail fence in poor condition – Temporary fix has been completed

### **Walk-around Results: Pre-Violation Notices sent: 8**

- 7240 Oak Valley Drive | Weeds, lawn mowed but in poor condition, dead trees  
Need to send violation letter
- 1920 Oak Hills Drive | Some issues with yard - Met with owner 9/7 and way-forward discussed/agreed to
- 1920 Squire Ridge Lane | Progress has been made, Have hired a contractor for spring landscaping.
- 1750 Oak Hills Drive | Application received – Nov completion
- 1750 Pinnacle Ridge Lane | Boards peeling, 9/4 Sent email requesting information/update

- 1725 Oak Hills Dr – mailed – Pre-Violation sent 8/11
- 1935 Hunters Point Lane – mailed – Pre-Violation sent 8/11
- 1935 Squire Ridge Ct – mailed – Pre-Violation sent 8/11

**Walk-around Notices Follow-up: 3**

- 1915 Hunters Point Lane – House is for sale
- 1995 Squire Ridge Ct – No change 8/10 or 9/4
- 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: 18**

1640	Oak Hills Dr
1650	Oak Hills Dr
2075	Oak Hills Dr
2120	Oak Hills Dr
2230	Oak Hills Dr
2535	Oak Hills Dr
2545	Oak Hills Dr
7240	Oak Valley Dr
1630	Pinnacle Ridge Ln
1640	Pinnacle Ridge Ln
1650	Pinnacle Ridge Ln
1825	Squire Ridge Ct
1840	Squire Ridge Ct
1860	Squire Ridge Ct
1880	Squire Ridge Ct
1990	Squire Ridge Ct
1635	Stoney Point Ct
1660	Stoney Point Ct

**Vice President: Michael Park**

**Common Area Maintenance**

OHD entrance - Michael announced he is working with Rafter Three to provide pricing and plans to be ready to plant in the spring.

**Welcome: Debi Fornero**

Debi announced there are currently 3 homes for sale in the community.

Deedee will send information on new homeowners to both Debi and Victoria as she receives it. Victoria will send out the new Directory Authorization Form to the new homeowners, then send the completed information to Debi for a Welcome visit.

### **Fire Mitigation: Frank Bluestein**

Sabrina announced the split rail fence along OHD has been repaired/replaced.

### **OTHER BUSINESS**

#### **Update HOA Communications System: Sabrina Brown**

Sabrina announced the use of Mailchimp for homeowner notifications has been going well over the past month. These messages come from “HP Communications”.

#### **Directory: Victoria Young**

The Board discussed the need to add a “Renters” column to the Homeowner’s Database for contact information in case of emergency, community events, etc. This information will not be published in the directory.

#### **Information Management: Sabrina Brown**

The Board discussed finding a platform for Association documents and information to be stored and accessed such as Google Drive or Dropbox. In the interim, each board member will share their sign-on and password information with Sabrina.

#### **Newsletter: Sabrina Brown**

Sabrina will be creating and sending out a periodic newsletter to the community. She asked the board to provide small bios and a picture for the newsletter.

### **NEXT MEETING**

October 6th, 7 pm at Deedee McCormack’s home.

November 10 | Budget Ratification | Michael’s  
December 8 | Holiday Party | Sabrina’s

### **ADJOURNED**

The meeting was adjourned at 8:51 pm.