

**HPhOA BOARD MEETING**  
**August 10, 2022 | Gary's House**

**CALL TO ORDER**

The HPhOA Board Meeting was called to order by Sabrina Brown at 7:17 pm on August 8<sup>th</sup>, 2022.

**ATTENDANCE**

Sabrina Brown – President  
Gary Jordan – Vice President  
Connie Dueker – Architectural Committee Chair  
Dimitri Kostin – Secretary

**SECRETARY | Dimitri**

- The board approved the meeting minutes document shared after July Board Meeting.
- Connie reminded that meeting minutes should be distributed within a week after the corresponding board meeting.

**TREASURER | Deedee**

- Deedee is out of town. She could not join this meeting.
- A summary of July year-to-date financial results and year-to-go outlook has been provided by the Treasurer prior to the meeting and incorporated herein as a part of the minutes.
- July YTD 2022 Financial Reporting for Hunters Point.
  - Net Income is \$29,317 is in line with YTD results but will continue to shrink as monthly expenses are recognized throughout the year.
  - Balance Sheet shows Current Assets of \$228,965.
- The board is still in process of reviewing the existing insurance policy. The coverage for the playground and the gazebo may be increased as of next quarter. \$20K coverage increase per each item would mean an addition of \$200 to the annual policy premium. The board needs a replacement estimate. Connie volunteered to call a builder about the gazebo. Gary should review the playground equipment. In the meantime, Deedee has submitted a claim for after the storm tree maintenance expenses.
- The reserve study is in progress.
- Dimitri received a form for 2265 Oak Hills Drive from the title company and should forward on to Deedee.

**COMMON AREA MAINTENANCE | Gary**

- The board discussed repairs to concrete curbs of the private drives already budgeted for 2022. Sabrina said that to proceed the board needs an inventory of problem areas and offered to walk the private drives together with Gary. Sabrina noted that some private drives appeared in a better shape with little or no repairs needed, while other private drives seemed damaged.
- Gary and Sabrina provided an update on meeting with Rafter Three. The replacement of the backflow preventer had been approved by the board. The estimate includes a new backflow preventer, new blowout port parts, and 4 hours of installation labor for a total of \$800. The decision to replace is due to the age of the unit. Most likely, the internal valves were leaking. Rafter Three should proceed as soon as possible and report to the city / Colorado Springs Utilities once finished. (Earlier this year we failed the backflow test by CSU).
- Additionally, there is a large standing puddle of water at the Oak Hills Drive entrance, across from the Hunters Point sign. Likely, this is due to a broken valve or leaking manifold. The initial estimate from Rafter Three is from \$250 to \$500. This repair is approved as well.

- Note: Rafter Three replaced the backflow preventer later the same week when the board meeting took place.

### **ARCHITECTURE COMMITTEE | Connie**

- The board discussed the outcome of the annual walk arounds and the state of the subsequent follow-ups. There were 59 violations noted during the walk arounds in June. This is a rather high number as every third property is in violation (159 properties, 158 houses, 59 violations). Connie noted a lack of responses to her pre-violation e-mail messages and site visits. Sabrina emphasized the importance of two-way communications between the architectural committee and the property owners. The board hoped that the new PayHOA platform should improve the communications.
- Connie completed her tenure as the individual responsible for Covenant Enforcement. Sabrina assumed the role. In a perfect world we need someone else for the position.
- Architecture Committee needs one new member. The board discussed possible candidates.
- A summary of July improvement applications and approvals has been provided by the Architectural Committee Chair prior to the meeting and incorporated herein as a part of the minutes.
- Applications received since last Board Meeting - 10
  - 2180 Oak Hills Dr – Front yard Xeriscape
  - 1965 Chateau Point Ct – Add block wall to front
  - 1622 Oak Hills Dr – New Roof
  - 1775 Pinnacle Ridge – Partial Xeriscape
  - 2020 Hunters Point – Screens and heater under deck
  - 1670 Stoney Point Ct – New back deck
  - 2195 Oak Hills Dr – Add weed barrier and mulch to front areas
  - 2325 Oak Hills Dr – Paint House
  - 2325 Oak Hills Dr – Install new mailbox
  - 1960 Squire Ridge – Paint house, trim and deck
- Approvals since the last board meeting - 9
  - 2180 Oak Hills Dr – Front yard Xeriscape
  - 1965 Chateau Point Ct – Add block wall to front
  - 1622 Oak Hills Dr – New Roof
  - 1775 Pinnacle Ridge – Partial Xeriscape
  - 2020 Hunters Point – Screens and heater under deck
  - 1670 Stoney Point Ct – New back deck
  - 2195 Oak Hills Dr – Add weed barrier and mulch to front areas
  - 2325 Oak Hills Dr – Install new mailbox
  - 1960 Squire Ridge – Paint house, trim and deck
- Emails/Telecom/Site visits for courtesy - 8
  - 1965 Chateau Point – Retaining wall without improvement application
  - 2130 Oak Hills Dr – Poor lawn condition 7/16
  - 2125 Oak Hills Dr – Broken tree branches on OVD
  - 7280 Oak Valley Drive – Partial dead tree in rear
  - 2530 Oak Hills Dr – Blue Spruce condition
  - 2525 Oak Hills Dr – Noxious weed
  - 7235 Oak Valley Dr – Discuss possible fencing
  - 1775 Pinnacle Ridge – Discuss Imp. App for partial Xeriscaping
- Pre-violation letters – 53 (3 completed)
  - Chateau Point – 1
  - Hunters Point – 1

- Oak Hills Dr – 25 open (2 completed)
- Oak Valley – 2
- Pinnacle Ridge – 6
- Squire Ridge – 3
- Stoney Point – 5 open (1 completed)
- Summit Point – 4
- Trappers Glen - 4

### **FIRE MITIGATION**

- The second chipper service this year starts on August 15 and continues over the following 2 weeks.
- The board does not plan a community clean-up event this year.

### **OTHER BUSINESS**

- PayHOA: Gary and Dimitri got e-mail invites as a part of the onboarding process. Almost ready to proceed with the community of homeowners. The goal is to start in October. The November budget meeting could be at the fire station. We would invite everyone to come and have questions answered. The portal is intuitive. The invoices go out to the e-mail addresses on file. In January everyone will have to login and pay through the portal.
- Policy Letter Review and Updates. Altitude Law charges \$395 for 3 different issues where we need to ensure we are in a compliance. Still need to decide how we want to proceed.
- Summer Party is on August 20. The objective is to keep it simple and to have fun. So far approximately 60 people have confirmed (even though RSVP is not required).

### **COMMUNITY PROJECTS & MAINTENANCE**

The following standing topics were not discussed during this meeting:

- Park & Common Area Landscaping
- Ravine maintenance | Pinnacle Ridge Trailhead
- Repaint signs and posts at Ravine Trailhead on Oak Hills
- “Shortcut” Maintenance

### **NEXT MEETINGS**

September 14 | Review Budget/Suggest Changes | Deedee

October 12 | Board Approves Budget | Dimitri 1660 Pinnacle Ridge Lane

November 9 | Budget Ratification | CSFD?

December 7 | Holiday gathering | Sabrina

### **ADJOURN**

The board meeting was adjourned at 8:21 pm on June 8<sup>th</sup>, 2022.