

Huntingdon POA Annual Meeting Minutes 6/5/20  
9:05 AM Meeting held via Zoom due to Cover 19 pandemic

- Board Members present: Randy Wilburn, President, Adam Hedman, Vice President, Leslie Poynter, Treasurer, and Adrienne Kvello, Secretary. 30 individual members present on call.
  
- Introduction by Randy Wilburn discussing Cover 19 epidemic and reason for Zoom meeting and previous postponement.
  
- Pool update by Randy Wilburn: We still have a week or week and a half of work. Fence is up on the back side. Front fence will be added this week. Weather has been a big issue with rain. He thinks everyone will like it. The new deck and footings are very strong. Water should be added this week coming up. We are not over budget on the pool. There were concerns at the last meeting about exceeding line of credit.
  
- The city has signed off on the construction work. We still have to have health inspector come in and give it an OK. We can't do that until it is filled with water and treated. The health department will give us the parameters to reopen. Randy emphasized this season will be unlike any other.
  
- On chat: Heather Ghomghani-Mitchell asked if the pool was handicap accessible. Clint Schnekloth answered, no, the path is not. It was built before accessibility was required.
  
- Randy thinks in the long run, everyone will see the benefits of the pool construction. It is very solid. He stands behind all the work that was done there. He was down there inspecting and checking in every day. Ron Troutman at Bolder Construction was fantastic.
  
- The biggest unknowns know are what health inspector will require as far as how many people can be in the pool at the same time. If people are considerate and maybe not spend 7-8 hours down there, we should be fine.
  
- Leslie Poynter will now discuss financials. If anyone has questions about the letter sent out or payment plans for the special assessment, please let Randy know.
  
- Discussion of finances By Leslie Poynter.
  
- The newest financial statement is online. Biggest expense, is of course, the pool. Higher expenses last year for engineering services. In good shape financially.
  
- A member asked why the internet bill spiked a couple of times this year? Leslie thinks it was for an installation. We have had problems with ATT. Switching to Ozark's Go but need to make sure it doesn't impact our ability to

have an emergency phone. Have to have different phone installation.

- Cosmo Denger asked about big expenses in June and May and whether engineering services are paid off. Randy Wilburn answered yes, engineering is done and paid off.
- Adam Hedman. Extra costs were had to install the line for the security phone system. Turned it off and then at the beginning of the season turned it back on. If anyone wants to see bills, they are welcome.
- Randy said other large piece was initial investment into current pool contractors that installed new system because moving to salt water from chlorine to help kids eyes. That was already in works and is an anomaly. Will not pop up again this year for opening. The pool maintenance includes the opening and closing of the pool. Salt water is a good thing.
- Leslie Poynter said June expense was because of opening. She doesn't have anything additionally.
- Randy Wilburn: Current balance is almost \$40,000 in main account for HPOA. Leslie said it was \$42,000 the other day.
- Forest Denger asked about green space cost. Randy said all of that was maintenance of the pond area and all of the trees we had to cut down. There were trees encroaching on neighbor's land. There were also some dead trees that if they fell, would have caused problems. That is the extra cost for green space. The pond is a time suck and is expensive. He did have a neighbor that had issue with trees that abutted the neighborhood and they were able to get the city to remove those as well as the weeds that were there. We will not have to worry about it from now on. The City responds to the POA faster than individuals, so we try to stay on top of it.
- Randy would like to give Michael Nimmo a shout out because he has been very helpful with trees and keeping plants under control. He's done a great job with that.
- Any other questions regarding finances or the pool?
- Some chat online about possible suggestions for pool sign up times using sign up genius.
- Randy Wilburn asked if anyone has a concern about the neighborhood in general. Speeding is a problem and was acknowledged. We can't put in speed bumps because of emergency vehicles.
- Shannon Servoss noted the City is looking at signage for the trail.
- Clint Schneklath noted a concern about people keeping trailers and boats in their yards. Randy said he has spoken to people about boats and trailers. He is

trying to speak to people and give them time to remove it first. If someone refuses, he has had Lucas Regnier create a form telling them they are in violation of bylaws. He has found more people are now being proactive and telling him if they are going to just have it there for a couple of days to do work, etc. The bylaws say cars can't be parked overnight but that conflicts with the City, so we can't enforce that.

- Megan Smyers asked about people parking cars on the street, especially at the bend on Warwick. Randy has confirmed with the city that we have no ability to stop people from parking on the street. It is legal to park on the street.
- Clint Schnekloth asked about what chemicals/pesticide being used near pond. Randy said using limited Roundup where absolutely needed only and not where there would be runoff. Michael Nimmo is licensed to use that.
- Adam Hedman has sign that says "Drive like your kids live here." We will maybe look into getting more of those.
- Heather Ghomgani-Mitchell asked who cuts grass on the trail. Randy answered that is the City since they now own the land. They usually do that every two weeks.
- Can green space chair take care of trimming trees over the sidewalk if homeowners do not? If it is on homeowner's property, they should do that. If it is a legitimate green space area, we will take care of that. Shannon Servoss mentioned that if the sidewalk is obstructed, the city will contact the homeowner to ask them to have it removed.
- Chris Goering asked about bathrooms being open at the pool. Randy said he did not know about specifics regarding opening the bathrooms during Covid-19. The health department will let us know. We will definitely have plenty of hand sanitizer available.
- Forest Denger said that we should maybe consider limiting guests somewhat with Covid regulations since sometimes people will bring big groups and stay down there all day drinking. Randy said we will be limiting and will be practicing a good neighbor policy so that everyone can use the pool.
- Any other questions?
- Clint Schnekloth asked if he could address the idea of a sign up genius for people for pool usage. Randy said he thinks we will do something like that once we figure out and determine how many we can have at any given time. We will figure out a way to put that on the web site.
- Lisa Schoen said health department may require us to have a person at the pool to enforce. Randy said we may have to hire someone to do that.
- Randy Wilburn discussed how there are two Facebook groups. One is a

private group only for residents then there is one that Clint manages that has lots of people who aren't residents.

- That is it for the financial/pool discussion. Hopefully for the next couple of years we can exhale for a while and have some reserves in the bank in case something comes up.
- Adam Hedman said that with the new pool filtration system, we should be able to save some money on chemical usage in the future.
- One final thing Randy wanted to bring up is that he wants to get a board member at large that can be part of the board. Shannon Servoss brought this up. He doesn't want to do anything in a vacuum. He wants to encourage participation and involvement.
- Randy Wilburn wants to run for another term. This is his third and will be his last. He wants to see the pool thing through.
- He thinks Shannon Servoss would like to run for VP or any other position. Everyone who is currently in office plans to run again. He will be sending out an email to everyone who is on the call and they can vote by email. Becky Babb is hospitality chair and will run again. Michael Nimmo wants to remain on as green space chair. Del Brooks is architecture chair and will remain on. Then there will be pool chair as well. Jesse Smyers has done this in the past.
- Randy Wilburn said to let him know now if anyone wants to run for a position.
- Randy Wilburn made motion to adjourn. Adam Hedman seconded. Meeting adjourned at 9:55.