

HPOA Annual Meeting Minutes
April 10, 2021

- Board Members present: Randy Wilburn, Adrienne Kvello, Leslie Poynter. 13 Members present.
- Opening remarks by President Randy Wilburn. Meeting called to order.
- Elections for board members. have to be in person per by laws.
- Thanks to everyone on board. Introduction of voting and non-voting members.
- Position of Secretary and VP are not running again. Adam Hedman, current VP, would like to be hospitality chair.
- We have no answers yet from city regarding capacity at the pool and whether we will need scheduling this year. Randy Wilburn says we will probably not need to do scheduling this year but will probably still socially distance and add signs even if state guidelines are different.
- Lisa Johnson suggested still limiting capacity since children are not vaccinated.
- Adrienne Kvello noted that we did not have almost any day last year where we hit capacity using the sign up sheet.
- Randy Wilburn stated all of the pool work is done other than the stairs going down to the pool need to be stained. We are still working on cleaning up the green spaces.
- RW: One of the benefits of switching to salt water we will save a lot of money.
- RW acknowledged there have been some complaints about the green spaces. Marson Nance has been working on the pond situation. Michael Nimmo is going to work hard on green spaces this spring. We will do some general green space clean up in other areas.
- Marson Nance spoke on the health of the pond. The pond is not a natural pond but a storm water collector. It's taking in a lot of nutrients that feed algae and other plants. Too many. The plan is to put clay in pond and it binds up phosphorus to trap nutrients. This will address the underlying issue rather than just use an algaecide. As homeowners, we need to be aware of any fertilizers or pesticides we use because it could end up in the pond.
- Randy Wilburn said will send out a letter with updates.

- Randy Wilburn says he has received a lot of feedback recently about complaints about neighbors. We have had a lot of turnover in houses. He has been working with Lucas Regnier on our POA documents. They are old. The POA docs have not been updated largely since creation in 1978. There was no Air BNB for example back then. When people come to him with a problem, a lot of times there isn't anything we can do. He always recommends talking to neighbors first. So an updated fix of POA documents is the next thing he would like to accomplish.
- Lucas Regnier spoke on POA documents. Between the lots, a lot of people disagree on how strict we should be. Some people want enforcement and strict rules, others don't. The governing document on what we can do is the Bill of Assurance. It was from 1978. It is time for us to ask neighbors about what they want in the new documents. He offers no opinion but wants to ask neighbors. Also want to address procedures to confirm that we are a non-profit entity that has power to do everything we need to do.
- Lucas Regnier will also note he has been retained to clean up governance documents. There are no fatal flaws as they exist right now. Our association is one of the more lax that he has seen in the last 20 years. Most are far more restrictive with draconian rules.
- Randy Wilburn agrees and says we need everyone's buy in on this and is trying to be transparent. He has had buyers contact him before purchasing to ask if they can do things like add on separate structures and wants our documents to be clear.
- Randy Wilburn noted that there is a recent purchaser who is using it only as an Air BNB. Do we want that? Some subdivisions don't allow it. He isn't advocating one way or another but we need to decide on it. City is also looking at the issue but can't wait on them.
- Lucas Regnier clarified that Bill of Assurance is main document that says what you can do. By laws can be amended with majority vote, Bill of Assurance requires 80% of lots agree.
- A resident asked if we could make it flexible or more of a living document. Lucas Regnier said that could possibly backfire because then there could be loopholes.
- RW: So updating documents will be the next major endeavor now that the pool is in great shape.
- Leslie Poynter gave an update on dues and financials. Two statements were handed out. One on annual dues and one for the special assessment. Our annual running costs are around \$27,000. We had some expenses with trees

and things for the common grounds. With the special assessment and regular dues, some people wrote one check for both special assessment and regular dues. About $\frac{3}{4}$ of special assessments have been collected. The total amount of dues that have come in are about \$58,000. We have about \$35K out in liens for both special assessment and regular dues. About \$32K in outstanding regular dues are outstanding for this year.

- Randy Wilburn mentioned we did not max out the \$150K limit on loan. That 112K loan is fixed now and the goal is to have it paid off in the next 3 years. Based on our assessment of how collections are going, he does not anticipate that being a problem. Line of credit is closed so cannot go back now and borrow more.
- Cosmo Denger asked about whether we can set aside a special account or reserve account once it is paid up. Randy Wilburn agreed that would be a good idea to maybe do 5% each year for a rainy day fund. He hopes we can at least go a couple of years with no major projects. We can start doing that now, in fact. Action item. We will start with that now.
- Leslie Poynter said total amount of project ended up being about \$245,000. Randy Wilburn said there were some extras like having to redo the sidewalks. They are now built to our regulations. Bolder construction was really wonderful to work with.
- Randy Wilburn said we have some liens we have to deal with. The people who own the apartment complex have not paid. They want to get out of the POA and now we have had to put a lien on it. The next step is to force their lender to make us whole. They owe us about \$24K. We are working with people who are delinquent and need payment plans but apartment owners are not working with us at all.
- Randy Wilburn opened up floor to ask if anyone else wants to run. No one stepped forward. We will have to look at procedures for how to fill vacancies. He will try to twist Adam Hedman's arm about staying on. We will have to send a message out.
- Chad Cox said he would do hospitality if Adam Hedman decided to stay on as VP.
- Randy Wilburn said we can vote online given the situation. This is another thing we might consider changing the by laws for.
- Randy Wilburn would still like to run for President He was voted in unanimously.
- Leslie Poynter was elected unanimously to stay on as Treasurer.

- Went ahead and voted for Adam Garner for VP and Michael Nimmo for green space chair and they were elected unanimously.
- Seeing no further questions or discussion, Randy Wilburn moved to adjourn. The motion was seconded by Adrienne Kvello. The meeting adjourned.