

Distinguished Colleagues:

Here is a proposed agenda for the BOD meeting on April 28th at 10 am at my house.

1. Welcome – Paul
2. Minutes from January Annual Meeting -- Chris
3. Treasurer's Update (money, website, outsourcing billing/reporting) – Chris
4. Property/Homeowner Issues (Piney Hill Pt, mature trees) – Paul
5. Mowing considerations/plan for summer – Ron
6. NEPCO Issues (website, transportation, land use, alert systems) – Paul
7. Communications – Paul
8. Newsletter – Paul
9. Recent ACC Issues (sheds/outbuildings) – Paul
10. Other New Business – All

28 April 2016 HPOA Board of Director's Meeting Minutes: Attendance—Paul Pirog (Pres), KeithAnn Peevyhouse (VPres), Chris Taylor (Sect & Treasurer), Rich Hansen (Director At-Large), Ron Scott (Ex Officio)

1. Welcome – Paul
2. Minutes from January Annual Meeting – Drafted by John Golden and Paul; approved by BOD 5-0. Unlikely to do raffle next year, attendance still flat.
3. Treasurer's Update (money, website, outsourcing billing/reporting) – Chris. Debit card created, chasing just a few outstanding dues, website updates ongoing.
4. Property/Homeowner Issues (Piney Hill Pt, mature trees) – Paul. Piney Hill Pt road may no longer be private – will check. (IT STILL IS PRIVATE). Developer wanted to buy neighbor's tree for better view. Option up to homeowner. As trees grow, may get more visual rights issues in the future.
5. Mowing considerations/plan for summer – Ron. He will arrange.
6. NEPCO Issues (website, transportation, land use, alert systems) – Paul. Briefed as noted. See NEPCO website.
7. Communications – Paul. We need to continue to be responsive to homeowners and to each other.
8. Newsletter – Paul. Will draft ASAP.
9. Recent ACC Issues (sheds/outbuildings) – Paul. Still being worked –in final stages.
10. Other New Business – All. Continuing to work a few construction drainage complaints.

List of follow-ups and to-dos:

1. Paul drafted an ACC paragraph for the website.
2. Paul sent a letter to Bob Linza which asked for his thoughts about ACC succession planning; told him that we agreed in principle with the shed rules, but did not vote on them since they didn't seem finalized by his committee yet; asked him whether he was in receipt of landscaping plans on Lot 61, and, if not, his thoughts on getting the owner/builder to submit plans (which include outside the east fence) which complement the existing landscaping of the Tract C common HPOA property. Bob's response was that succession planning was

- great; that no landscaping plans for lot 61 have been received yet and TBD regarding tie-in with the HPOA landscaping.
3. Paul drafted a Newsletter to be posted on our website.

Other to dos from the meeting include:

1. Ron to draft a short "history" paragraph for our website
2. Chris to ensure we have proper credentials as a webmaster for accessing our website
3. Chris to schedule the demo of the management tool for 0930 on 25 May
4. Chris to arrange for BOD use of the email addresses of the HPOA property owners
5. Chris and Ron to craft a fiduciary statement which will protect the BOD and HPOA from potential liability for potential mismanagement/misuse of HPOA data
6. Ron to work with Grass Masters to arrange for mowing of #1, 3, 4, and 5 located on the 2015 estimate. Per our meeting, he has authority to bind us as long as the estimate is within 20% of the estimate given at today's BOD meeting. Billing to Chris.
7. Ron to draft an HPOA mission statement for the website
8. Paul to follow up with daughter to see if we can create a .pdf of our HPOA area for the website

Chris Taylor
HPOA Secretary & Treasurer

Paul Pirog
HPOA President