

HPOA Annual Meeting Minutes  
April 2, 2022

Meeting started at 9:15 AM  
Recorded using Otter.AI as the Secretary position is vacant  
President Randy Wilburn

Attendees: Del Brooks, Chad Cox, Cosmo Denger, Adam Hedman, and Randy Wilburn.  
(all residents of Huntingdon)

President's Remarks

- Excited to return to some normalcy as we move out of the backside of the pandemic.
- A lot of activity in the neighborhood since last meeting – moving in/out.
- Land in and around Huntingdon that is expected to be improved in 2022. Wants to be proactive and ahead of things going forward since as infill.
- Need to consider short-term rentals in the POA, which can be a challenge.
  - Our POA documents are silent on this subject though allowed in the city of Fayetteville.
  - Working with Lucas Regnier to consider an update to bylaws since they were drafted in the 1970's. Changes must be approved by property owners – all greenspace is by the POA.
  - Section 22 states 80% of owner of properties in area of the land.
- Biggest challenges last year was related to the pool, it's use and adherence to rules and decency, and too many non-resident guests. Need to clean that up so all residents can have access to the pool. Can update the rules and be more enforced and may revoke pool use privileges.
- Pool is good shape – has the most up to date filters due to state requirements – they turn over the water at the highest rate possible for a pool our size ensuring clean water. Filters are the highest rated and fastest available and have a nice warranty as well.
- Pool should open by Memorial Day weekend
- Board positions needing filled – Pool Chair as Jesse is bowing out and a Secretary as Shannon Servoss has stepped down. Everyone else is happy to continue in current roles: Randy Wilburn as President, Adam Hedman as Vice-President, Leslie Poynter as Treasurer, Michael Nimmo as Green Space Chair, Del Brooks as Architecture Chair, and Adrienne Kvello as Hospitality Chair.
- POA finances are in good shape, motion sensors in pavilion to save energy costs and water is turned off in the winter.
- Some legal fees have been incurred due to liens on properties – for those who refuse to respond.
  - About 10 people that not paid anything on the special assessment
  - About \$65,000 due on the loan and should be paid off – was \$200,000 two years ago.
- Dues will not increase this year.

- Internet speed improved and lower cost by going with Ozarks Go.
- Lighting on the walkway by the pool needs improvement, but additional cameras have been added.
- Twice a year POA garage sell? Way to advertise, etc., and give to a charity.

#### Election of New Board

- Chad Cox elected as Secretary.
- Pool Chair remained vacant, but Jesse could stay on to help as needed. His son and Randy's son can help open the pool each day.
- Randy Wilburn reelected as President
- Adam Hedman as Vice-President
- Leslie Poynter reelected as Treasurer
- Michael Nimmo reelected as Green Space Chair
- Del Brooks reelected as Architecture Chair
- Adrienne Kvello reelected as Hospitality Chair.

Meeting adjourned at 9:46 AM