

**29 July 2016 HPOA Board of Director's Meeting Minutes: Attendance—Paul Pirog (Pres), Rich Hansen (Director At-Large), Ron Scott (Ex Officio)**

1. Welcome – Paul
2. Minutes from April BOD Meeting – Paul. Reviewed the draft of the minutes provided by Chris on the Board Management software and reworked them a bit, adding some substantive issues and deleting some deliberative discussions. Minutes adopted 3-0. To be posted on the website by Chris.
3. Treasurer's Update (money, website, outsourcing billing/reporting) – Chris/Paul. Expenditures on track with budget; website update sent to administrator; need to check on foreclosure property status for bill payment and lawn maintenance.
4. Property/ACC Issues (Lot 63 and Lot 61) – Paul. All issues solved with Lot 63. Lot 61 landscaping still TBD.
5. Mowing considerations/plan for fall – Ron. Plan briefed. Probably one more mowing needed for 2016.
6. Latest Issues with Patio Homes (property maintenance, site development, use of private road) – Ron/Paul. Still have issue with HPPHOA on ownership/maintenance of southern strip abutting Piney Hill Pt road behind HPOA property. Ron/Paul working it. Road remains private and we will remind our homeowners of that status in a newsletter. Recent plan by new owner to develop land between Piney Hill Pt road and County Line Road in accordance with 2005 plat.
7. NEPCO Issues (website, transportation, land use, laws) – Paul. Briefed. See NEPCO website. HPOA homeowners may be given login credentials.
8. Communication Tools – Chris/Paul. Chris briefed Paul on 23 July on Board Management software. Good tool. Paul briefed board on status. May look to adopt it for board use in the future.
9. Newsletter – Paul. Will draft ASAP.
10. Shed/Outbuilding rules status – Bob/Paul. Paul to remind ACC to finish rules. Chris will then publish on the website.
11. Other New Business – All. Discussed thoughts about Oct BOD meeting, including budget and dues, reserve study status, and slate of new officers.

**List of follow-ups and to-dos:**

1. Chris to post April minutes on website.
2. Chris to check on foreclosure property status for bill payment and lawn maintenance.
3. Paul and/or ACC to check on Lot 61 landscaping status.
4. Ron/Paul to contact HPPHOA to discuss Piney Hill Pt road strip of land.
5. Next newsletter to contain advisory on private road and login credentials for NEPCO website.
6. Paul to remind ACC to complete shed/outbuilding rules. Chris to then post on website.

Paul Pirog  
HPOA President