**High Pines Owners Association (HPOA)**

**Meeting convened at:** Online with Zoom on May 14, 2020

**Members present:** Jim Sittner, Rich Hansen, Chris Taylor, Michelle Hagopian, Barbara Preslier, Herb Preslier

**Members absent:** Dan Teague

The meeting was called to order at 6:02 PM by Rich Hansen, second by Jim Sittner

The minutes of the previous meeting, 2019, were reviewed and accepted unanimously without revision.

Jim approves. Chris seconds. All approved.

**Old Business**

The Treasurers Report was reviewed.

The Income Statement had several items selected for specific discussion.

1. Three year summary. Our dues are still low at $100 per lot.

2. Accountant has raised fees. We still pay once a year..

3. We did not use Woodmoor barns this year. Instead, the meeting was at the public library. Everyone liked the library. This meeting place was approved for next year.

The Bank Statement was reviewed. Items selected for specific discussion are as follows:

1. Community Bank fees.

2. Fees with credit card receipts is the highest charge.

3. Our insurance will increase on June 1. It will be higher this year, but less than $400.

4. We paid taxes this year on the CD interest.

5. No other significant changes.

Regarding the balance sheet. We purchased 5 CD’s. All will renew in October. We need to have someone look at these investments. We need a second signature.

This year’s earnings: Regarding the restricted assets-we cannot touch these.

**Regarding Mowing:**

The same company is willing to mow again.

Did Dan do the mowing along county line? It has been done.

The company will have the same prices or lower, since the mowing won’t include around the corner. It may be more at first due to retention pond area, but then will decrease.

**Regarding the HOA reserves:**

The HOA is required to have a certain amount in reserve. The HOA did a study (3 years ago). $180 K - when they thought we had Piney rd. So, since Piney Rd. isn’t part of our HOA, and it’s only the boundary fences, it should be less.

Jim Sittner - Can these assets be used?

We would use other funds to fix the fences, not the reserves—unless we have to.

Every 5 years we should do a reserve study. Jim will send out copy of the previous report to board members.

Jim makes motion to approve. Herb approves. All agree.

End of update discussion.

**New Business**

**1. Drainage Ditch.**

Rich Hansen brought up problem with drainage ditch at the Hagopians.

Michelle Hagopian has a concern about the rainfall causing spillage over the drainage ditch that has migrated toward her house. She wants to know who has responsibility.

Chris Taylor — It is the HOA responsibility since it comes from the common area. Across the street, there is another drain area. Both are on the common area.

But, does the common area go all the way to the driveway?

Dan and Rich will go through the maps and determine whose responsibility it is.

Repair possibilities - build up the bank or berm area (if it is our responsibility).

Jim - the water is possibly going over the berm due to velocity. He doesn’t think the drain looks dirty. He thinks it’s due to the angle and velocity of the water.

Chris - agrees with this theory.

Jim - the lip is below the drain. Cleaning may help, but the answer is (on the SW side) to fix the problem with the velocity. Put rock to keep it from eroding. Leave a low spot on west side near the road to keep it from getting to the NW side. Divert it back to the gully.

Michelle - seems like the gully has been altered. She has photos to show the water going over the ditch. She also feels that garbage may have caused part of this problem

Herb - can the mowers clean this up?

Rich - No, it’s the other end.

Herb - we need to do something to help Michele with this problem. Will our insurance cover this?

Michelle - she asked the HOA to address this problem last year but didn’t get a decision. The county engineers came out last week to her house. They agreed with Jim. The water will jump and head toward house. They called it a “retaining wall.” The county engineers said the end of the culvert will overflow. It needs to be raked during hail or rainstorm. They said HPOA owns the culvert.

Jim - County would have had to signed off during the planning process. Easiest and best would be to put a berm with 3:1 slope on base, and 12:1 on top so it looks nice. If it flows over, it will be diverted toward the gully. We don’t need a lot of redesign work this way.

Chris - Rich, will you meet with the Hagopians and let them choose what will look good for their yard?

Jim - so we will need to fix. Should we talk to Andy?

Chris - we can do bids or just use Andy. He may or may not be willing to do the work.

Michelle - could you be more specific as to what the work would include?

Jim - It would be a retaining wall (rocks) or berm (smaller earth). Whatever you call it, the design idea would be the same to divert the water. The water goes out the SW side before it gets to your house, and that’s what we need to fix.

Herb - asked M if she would consider flood insurance.

Michelle - appreciates the suggestion. She also stated that the people to the east of the Taylors had their stones come into the culvert - they remained in the whole area in front of her house.

Chris -HOA prob won’t go after those people. He also believes the county engineers should sign off on the design. The detention pond policy by county needs to be followed.

Michelle - Whole culvert - not just the 10 feet on every side - is that the HOA property? Is that HOA’s or hers?

Jim - the culvert is a round pipe under the driveway. That ditch feeds into a concrete drain to another drain to a retention pond. Are you referring to the entire ditch? Each person is responsible for his own ditches.

Chris - made a motion. He moved the BOD work with the county to get a design, and work with Hagopians. There is no question that the retention pond problem is the HOA responsibility. We should fix it.

Barb - seconds the motion

No nays. Everybody approved.

Michelle - thank you board.

**2. Phone numbers on website.**

Barb —What are the reasons to have them or not have them?

Michelle - for emergency purposes only. It would be nice to know who to call in an emergency. There is a notice that goes out in the form of an email which is nice.

She feels email isn’t good enough.

Chris’ number is the only one on the website.

There is a motion to have all phone numbers on the website.

The motions is seconded. All agree.

**3. Dogs on leash. Pick up poop.**

Chris - Maybe we should send an email telling people to use a leash and clean up after them.

Herb - doesn’t think we can do a lot about regulating these things.

Barb - the barking is the worst.

Chris - can call the agency and they will talk to the owners if barking is a problem.

Michele - had a problem previously with this and it was taken care of. She thinks sending an email is a good start. She’s worried the dogs will get hurt. It is a problem. The leash law needs to be enforced. It’s too dangerous to not try and stop this problem.

Herb - ideas. On website, have a loose dog report. Maybe they can upload photos. This way, we can see if it’s the same dogs who are always loose. Also, for dog poop - what if we got signs “Courtesy bags” for poop.

Jim - do you thing that the poop is from loose dogs or walked dogs? He felt it was probably loose dogs.

Rich - has seen people not pick it up.

M - has seen both ways. Jim had a problem with one dog always going on his property. It’s unnecessary to be subjected to this. The owner never picked up.

Herb - the bag may help in this case.

Barb - the people leave full bags, too.

Chris - only a few common areas where we could put these kinds of things. We need to see where we could put them.

Jim - let’s start with preparing something to email to everyone, and see where that goes. Michelle offered to draft an email.

Herb - suggested sending a copy of the email to the surrounding HOA for distribution to their people.

Rich - we could talk to Grahan about this. Nepgo may be useful for the list.

**4. High fence issue.**

Rich - He talked to people involved to make their fence higher to keep their dogs in.

**5. Summer picnic**

Rich - summer get together or picnic for all HOA’s. People have been talking about this. The pandemic may prevent this

**6. Facebook vs Nextdoor Private Page**

Michelle - should we have a FB group or Nextdoor group?

Chris - there is a private page on Nextdoor, but no-one uses it (only a few have even signed up for it)

Barb - Facebook would be better since it’s easier to use.

Jim - can Michelle and Barb do this?

Chris - motion to have Michelle to create this. Barb will help her.

Jim - Chris, will you have Paul put all numbers on the website? We all will send phone numbers to Rich.

Michele - thanks the board for addressing her concerns.

Meeting dates. Plan on in 3 months. August, 2020.

Send minutes to Rich.

We all agree to close the motion.

All agree to end meeting.

Meeting adjourned.

Notes prepared by secretary, Barbara Preslier.