

HPOA BoD Meeting
4Q2015

Date	December 14, 2015
Location	Paul Pirog's House
Commence	10:00 AM
Present	Ron Scott (President); Paul Pirog (Vice President); Chris Taylor (Treasurer); John Golden (Secretary); KeithAnn Peevyhouse (At Large); Guests for the Lot 59 discussion: Jim Stiltner of MasterBilt Homes, Inc.; Guest from HPPHA: Jim Davies, President.
Adjourn	12:15 PM
President	*****
Welcome	The President welcomed the Board Members and introduced the agenda for the meeting.
Lot 59 Discussion	Discussed property issues for Lot 59: Jim gave an overview of the process of getting approval from the county which gave him access to Greenland Forest Drive. They actually created a Greenland Preserve Filing No. 2 that combined lots 55 and 59 with the access easement contiguous with the road. However, the new lots are still HPOA lots per deed. Landscaping plans not included with application. Developer agrees to require homeowner to provide landscape plans to ACC prior to implementation. Variance moved by Ron and seconded by Paul, unanimously approved Main level square footage doesn't meet the minimum required because the building area is too small to build a house that large. Paul moved that the minimum square footage be waived in this instance due to the buildable area on the lot. Chris seconded, and it was unanimously approved. Soffit will be 24 inch, according to Jim; thus meet the 18 inch minimum. Exterior materials and color samples were provided at the meeting and were the same as some of the houses in the HOA. Unanimously approved. The 14 foot driveway width requirement will be met by the builder.
HPOA and HPPHA Property Issues	Jim Davies provided quite a bit of background information on HPPHA and the issues they are having with the County as well as Sam's estate as they try to clear up both legal issues and county requirements. Due to these priority issues Jim feels that our proposal to have HPPHA be responsible for maintaining the upper detention pond while HPOA be responsible for maintaining the stone fence that runs behind Dark Pines Court will be hard to bring up for a vote at this time due to the legal issues he had explained. However, he did agree to bring it up to his Board to get a sense of how they feel about it, knowing that it couldn't be voted on until the legal issues were resolved.
Secretary	Reviewed and approved of the third quarter Board Meeting Minutes - Jim Moved, Paul seconded, unanimously approved
Treasurer	Financial Report - Chris reported that the dues for 2015 have been collected with the exception of one lot. We have earned fees totalling \$1,825 from the new houses being built and late fees. Expenses are just over budget for the year totalling \$5,359.37 compared to a budget for the year of \$5,250.00. The mowing costs were higher due to the spring rains and the need to cut twice this year and the office supplies were above budget due to the costs of the new website. However, with KeithAnn, Paul and Ron reviewing all of the legal issues instead of hiring an attorney, we have incurred no legal costs this year when the budget called for \$750. Chris had Go Daddy build the new website which also includes email marketing and bookkeeping capability. The setup cost was \$1,000 and the ongoing annual cost will be \$360. The cash balance in the bank as of November 30, 2015 was \$58,880.01, \$23,758.00 of which is reserved. New Website - Chris indicated that the website has been developed and is in the evaluation and test phase. It should be up and running before year end. The new website, along with it's marketing and bookkeeping functions, will streamline the Treasurer's workload significantly. Billing and payment receipts can all be done electronically, saving numerous trips to the bank and follow-up emails can all be done through the system. Bill payments and the Treasurer's Reports can be automated to a significant extent as well. The HOA will have a significant asset to assist the Treasurer both now and into the future.
President	2016 Assessment Fees - Given the strength of the HOA's balance sheet and the reduced maintenance reserve obligation going forward now that Piney Hill Point has been determined to be the responsibility of HPPHA, the Board has determined that the Assessment Fees should be reduced again for next year. After considerable discussion, Ron moved to reduce the Fees to \$160 for 2016, Paul seconded the motion and it was unanimously approved. Proposed Slate of Officers - for 2016 being proposed by the Board are as follows: Paul Pirog - President; KeithAnn Peevyhouse - Vice President; Chris Taylor - Secretary/Treasurer; Rich Hansen - Member-at-Large; Ron Scott - Ex-Officio Member Annual Meeting Agenda - The proposed agenda for the Annual Meeting was reviewed and discussed. It is similar to last year's agenda except that instead of providing food to attract more participation we will have several raffles of \$50 dining certificates at various local restaurants. At the beginning of the meeting we want to introduce the new owners and also to ask the rest of the owners to introduce themselves so everyone knows their fellow attendees/neighbors.
Action Items	Ron will make the arrangements for the Annual Meeting
Upcoming Meetings	The Annual Meeting will be held at The Barn on Tuesday, January 26, 2016 from 6:00 till 9:00 PM; 6:00 PM for set up; 6:30 sign-in/socialize; 7:00 PM meeting start.
Signed	John Golden, Secretary