

HPHOA BoD Meeting Agenda
4Q2013

Date / Time	Oct. 28, 2013 - 6:30 pm
Location	20470 Kenneth Lainer Dr
Commence	6:40 PM
Present	Joe Berube (President), Ray Jahaaski (VP), Chris Taylor (Treasurer), Bonnie Sepelak (Secretary)
Adjourn	8:50 PM
3 Q Action Items	*****
	Joe – contact Art Beling to remove boat from property
	letter submitted on Sept. 13, 2013 to all home owner's, property owner referred to covenants which does not specify loading/unloading time
	Bob – follow up with Bob McDonald about his interest of remaining on ACC, try to recruit additional members
	Bob McDonald will remain on committee
	Chris – contact Kelly McCurly re: landscaping on Mudick house
	Joe - work on form to bring to block party for nominating committee
	Due to inclement weather, block party date was changed and did not have a lot of turn out.
	Bob – forward HOA materials to Ray
	completed in July, 2013
Set Agenda	*****
1 - Treasurer Report	Chris Taylor presented the current balance of \$33, 526.33 in the bank. Accounts receivable will decrease by \$1500 due
Current & Proposed year/	settlement of property at 20364 High Pines Dr. Current disbursements at \$4869.51.
Annual Dues	Due to the HPHOA Reserve Study requirements, the BoD agreed that dues for year 2014 will be \$240.
Annual Insurance	Increased insurance costs from \$225 to \$250 in proposed 2014 budget due reserve study.
2 - Nominating Committee/	Electees for the 2014 BoD include Ron Scott for VP, Chris Taylor for Treasurer and John Golden for Secretary. Ray Jahaaski
Prep for 1Q Elections	automatically moves to the President position and Joe Berube to President Ex-Officio.
Additional	*****
1- Officer duties	Ray requested officers review requirements to ensure that they are up to date.
Ray	
2 - Vacant Lots	Ray questioned if we should have the lots cleaned up and mowed. The BoD agreed that we would not maintain the vacant lots.
Ray	

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3 - Reserve Study	We will need to present the reserve study to the general membership to decide on a budget for reserve study. It was agreed by the										
Annual Dues, Repair & Maint.	BoD that this will need to be the main focus of the January meeting. Per the reserve study, due to Piney Hill Point Rd, our HOA										
Annual Insurance	will be unmanageable.										
Chris											
4 - Covenant Update	Need to set time limit (possibly 2 days prior and 2 days after trip) for RV parking and awareness of parking line of site.										
RV parking, fences, out	Fence requirements should be limited to 3 rail with wiring on inside, if desired										
buildings	Clarify the definition of out building. Outbuilding is a building that is not attached to the structure whether that is house or deck.										
Joe											
5 - ACC	BoD agreed that further clarification was needed to proposed deck. The deck is okay as is but the playhouse is in question. If the										
McKenzie's Deck Proposal	playhouse is included in the main structure then it would not be considered a structure of temporary character and would be										
	accepted if it met the ACC requirements. Neighbors have signed off their approval.										
	In 2014 Joe Berube and Tony McKensie will be joining Bob McDonald, Bob Linza and Matt Beverly as part of the ACC.										
Annual Meeting Preparation	*****										
	Set agenda for meeting: Secretary present overview of previous year meeting minutes and all BoD meeting minutes from the year.										
	Election will then take place. Annual Treasurer's report and proposed budget. Reserve Study. County Requirements for Road										
Action Items	*****										
	1 Chris - include a line item in budget for repair of fence along Piney Hill Point (leaning) and fence along County Line Rd (leaning) &										
	separate out the monies for reserve study										
	2 BoD officers to review by law position requirements to ensure they are up to date										
	3 Joe - contact ACC about clarifying covenants to include RV parking time allowances for unloading/loading purposes, fence										
	requirement and outbuilding clarification.										
	4 Joe to contact High Pines Patio Homes president to discuss Piney Hill Point Rd ownership. If they do not want to accept										
	ownership then try to get county to take road.										
	5 Bonnie - make ballot for January elections										
	6 Ray - contact fence companies to get ~ cost of 5 year maintenance plan										
	7 TBD - annual meeting presentation to include County Line Rd, wall and signage has been extended due to delay of County Line										
	Rd project										
	8 BoD officers prepare presentation for general membership meeting										
Upcoming Meetings	*****										
	TBD - Annual meeting preparation										
	General membership meeting will be on Tuesday January 28, 2014 at 6:30 PM at "The Barn" in Woodmoor										
<i>Bonnie Sepelak</i>											
HPOHA Secretary											