



Minutes January 7, 2020

The meeting was called to order by Board President Betsy Bankson at 6:31 PM.

Board members present were: Betsy Bankson, Michael James, Sally Bankson, Jim Sammet, Ernst Schubert, Scott Burbidge, and Patti Holman.

Guests present were: S&C McCabe

The minutes from the meeting on November 5, 2019 were approved.

Reports from the administrator were approved.

## Old Business:

Short-Term Rentals: 1. The Board consulted their Lawyer, he advised that a committee of HPOA members be formed to address all the issues that are involved with short-term rentals. 2. The Board will ask for committee volunteers at, or before, the annual meeting in June. The Board decided that this all volunteer committee should consist of 12 members, three representatives from each of the four HPOA Divisions. Also, in order for this to be fair to ALL HPOA members, this committee needs to include owners of short-term rentals, as well as owners who oppose short-term rentals. 3. This committee would also be tasked to come up with a list of rules that would eventually be added to the bylaws. 4. All rules decided upon by the committee must be approved by HPOA's lawyer before they are implemented. 5. The Board wants all members to get Law Enforcement involved when anyone in the HPOA community is breaking a Law. The Board is NOT Law Enforcement, therefore, the Board is requiring a police report when a complaint is presented to the Board.

Administrator Salary: The Board decided to increase the Salary of the Board's contracted Administrator to \$500.00 per month. This will be the first time the Administrator has received a pay increase in the 12+ years she has worked for HPOA, so the Board felt this was long overdue. This pay increase is retroactive to January 1, 2020.

Lawyer's Advice: There is an on-going property line dispute between two neighbors. The lawyer has advised HPOA to not be involved.

Audit: The Board has decided to ask HPOA members to volunteer to serve on an audit committee that would do an audit of HPOA's financials.

Old Building Plans: Since old building plans are no longer needed by HPOA and are taking up valuable space in the storage unit, the old plans will be available to give to the current homeowner at the annual meeting.

Website: Assistance is needed with the new website (Hyak.life), Board is looking into it.

## New Business:

The Board approved that Patti Holman be reimbursed \$14.29 for a plastic filing box she needed to purchase for storing HPOA records.

The Board discussed the potential need for an increase in dues. This discussion will be continued at a future meeting.



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New Business, continued:

The Board approved paying for one year in advance to Old Cedar Mill Mini Storage. The price will be \$83/month starting in June.

Regarding Div. 2, Lots 4, 5, & 6, the board agrees with how the Administrator is handling correspondence with Reed College.

Building Committee:

The County's setbacks now match HPOA's setbacks of 25' in front and 15' in rear. This makes it easier for the builders to comply with County and HPOA rules. It also allows for more snow storage space in the front.

Communications:

The McCabe's informed the Board that they had sent a letter requesting an audit. The Board had not yet received that letter. (As mentioned above, the Board has plans to get member volunteers to do an audit.)

Guest Comments:

A guest apologized for their "outburst" at the previous meeting.

The McCabe's had some questions regarding how the Board plans to proceed in dealing with short-term rentals and noxious use. (See above for answers.)

The next meeting date is Tuesday, March 3, 2020.

The meeting was adjourned at 7:35 PM.

Submitted by Patti Holman