

**HPOA Board Meeting Minutes**  
**11-September-2007**

Board Present: Lloyd Holman            Melanie Griffith            Greg Woodman  
                    Rick Hansen                Ernst Schubert            Jennifer Crooks  
                    Terri Marcus

Guests (partial): Bruce Heacock, Diane Heacock, Deb Ladd, Dan Martell,  
                         Patti Holman, Susan Black

Meeting was convened at 19:07.

Lloyd asked all visitors to sign in on the Guest Sign-In sheet

Minutes from the October Board meeting were distributed, reviewed, and approved as presented.

**Committee Reports / Old Business:**

Building Committee Early Discussion: Mr. Dan Martell had traveled a long ways to present garage additions plans, so the meeting order was amended to deal with this first.

Martell: Div 2, #45: Mr. Martell presented a garage addition plan that would require a small front and side variance beyond the setbacks. After much discussion, Mr. Martell agreed to amend his plans to bevel the side overhang so that no intrusion into the setback is required. The front will be shortened by 1 foot. He will resubmit plan after architectural review.

Community Lot: no update. To be tabled until there is more interest.

Covenant Committee: edited/revised version from the August 17<sup>th</sup> meeting to be conveyed to the attorney for review by 11/14.

Sign Repair: All downed and badly leaning signs will be removed and taken to the HPOA lot for winter storage. Further repair will be planned for next year.

Fall Cleanup: Plan to meet 09:00 at the Hyak parking lot. Terri offered her driveway for the BBQ. After further discussion, someone from the floor suggested coffee, juices, pastries, and bagels, as the cleanup is often finished well before time to begin a BBQ. All agreed and approved. Lloyd will get goodies.

Administrator's Report: No financial statement was available. Lloyd mentioned that Mr. Burk may not wish to continue as the HPOA administrator. Lloyd took the action to get confirmation one way or the other from Mr. Burk.

Auditor's Report: The last item of question, #6, from the Auditor's Report, was cleared by Mr. Black. He had a record of the transaction, a withdrawal from the money market account, and a deposit to the regular checking account, on the same day, for the \$2200. This answered the last of the issues raised in the Auditor's report. After some discussion, it was agreed that the HPOA would draft a letter to Mr. Hanlin, of the Hanlin Moss Group, to formally respond to the observations in the report, indicating that all checks were appropriate and authorized.

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Mrs. Susan Black asked to read a letter from Mr. David Black, dated 9/9/2007 into the record and copies were distributed to all Board members. Mrs. Black also presented a copy of the "turnover" note that Mr. Black sent to Annette Burk on 5/2/2005, describing all the materials turned over to the Board. Mr. Black's letter of 9/9/2007 gave more details of the \$2200 check, as well as detailing the manner in which the HPOA records were removed from the previous storage location. Mr. Black questioned the animosity shown toward him, and noted that he will pursue legal action against the Board if slanderous remarks are made.

#### **New Business:**

Following discussion about the duties of an administrator or bookkeeper, Greg noted that the Board is still responsible for the financial state of HPOA, and we need a Treasurer to exercise oversight over the administrator. It was moved and accepted to establish the Treasurer as a Board position. After discussion, Jennifer Crooks volunteered to fill the position until the next elections. Greg took the action to mail out an older list of the duties/responsibilities for the administrator, to be discussed at the next meeting.

Rick opened the topic of trying to control the meeting length a little more rigorously, to make sure we don't run so late. We talked about structuring guest comments to 30 minutes or less. There was general agreement that the Board wants to remain open and flexible, and somewhat informal, as long as we can get our business done in a reasonable amount of time. It was agreed that if we could get agenda items before the meeting, and get them posted, members would be better able to attend and participate.

Paid Webmaster: it was agreed that it was time for the Board to upgrade and consider a more professional web site. Everyone was requested to bring samples or share sites with each other so we can see what's available. We will solicit bids soon.

Greg asked the whereabouts of the 2005/2006 HPOA records. It is believed that Annette has these records. Lloyd or Melanie will ask for them.

#### **Building Committee Continued:**

Schubert: Div 1, Lot #18: Ernst reported that he would have to remove 2 trees to access the transform box on his property. This was deemed to be within the guidelines for construction.

Meeting was adjourned at 21:05 hours.

Respectfully Submitted:

Greg Woodman HPOA Secretary