

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, June 7, 2010

Board Members in Attendance: Mr. Jim Newton, President; Mr. Dan Raby, Treasurer; Mr. Steve Laufersweiler, Grounds; Mr. Bob Kimball, Pool; Mr. Dave Gunnells, Clubhouse; Ms. Rhonda Hester, Administrator; Ms. Judy Taylor, Tennis; and Ms. Mary Ciesielski, Administrative Assistant.

The meeting was called to order at 6:35 pm.

Approval of Minutes

Mr. Kimball made a motion to approve the minutes of the May 3, 2010 Board Meeting. Mr. Gunnells seconded the motion and it passed unanimously.

Mr. Newton made a motion to approve Judy Taylor as a new Board Member. Ms. Hester seconded the motion, and it passed. The Board welcomed Ms. Taylor to the Board, and appointed her the new Tennis Chairperson.

Monthly Budget Update

Mr. Raby presented the income received and the expenses incurred during May, 2010. A brief synopsis follows.

	Budget FY 10-11	Actual (as of 5/31/10)
HPRA Income	\$98,000.00	\$78,102.00
HPHOA Income	73,215.00	48,380.00
Other Income	<u>1,800.00</u>	<u>00.00</u>
Total Income	\$173,015.00	\$126,482.00
HPRA Expenses	\$97,150.00	\$21,152.56
HPHOA Expenses	66,100.00	3,736.05
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$163,250.00	\$24,888.61
HPRA/HPHOA Net Income	<u>\$9,765.00</u>	<u>\$101,593.39</u>

The following shows the breakdown of expenses vs. budgets for the period ending May 31, 2010:

	Budget FY 10-11	Actual Expenses (as of 5/31/10)
<u>HPRA Expenses:</u>	\$97,150.00	\$21,152.56
Clubhouse	11,850.00	1,908.09
Tennis	3,500.00	0.00
Social	6,500.00	257.40
Pool	31,300.00	10,461.41
Operations	32,300.00	8,525.66
Grounds	11,700.00	0.00
<u>HPHOA Expenses:</u>	\$66,100.00	\$3,736.05

The report was accepted as information. Mr. Raby reported the number of membership payments received thus far and noted that the numbers are down from last year. As of the June 7, 2010 there are 218 HPRA members and 372 HOA members, compared to last year's numbers of 229 and 433 respectively. The Board asked Ms. Ciesielski to report via email the number of permanent vs non permanent homes in the neighborhood, and which permanent members have not paid. Mr. Kimball suggested listing the residents who have not joined HOA in the next Pipeline. Ms. Ciesielski will send out reminder letters to those who have not yet paid, informing them that we will publish non-members to the community. The Board is also interested in looking for trends in joining HPRA from year to year.

Discussion of Action Items

The following is a synopsis of the items discussed and the actions taken.

- Mr. Kimball reported that a house on Club House Drive has been abandoned. A lien search was performed and the mortgage holding bank will be informed of the situation. The poor maintenance of the yard will be addressed with the bank in the hopes that it will be taken care of as soon as possible.
- The driveway on Highborne Connector has been repaired, but a large sink hole remains unfixed. Ms. Ciesielski will email Mr. Salmon to address this situation with the residents.
- Mr. Laufersweiler discussed plans to repair the wall and bridge on the path behind the Recreation area. He stressed the importance of putting down gravel soon so that further erosion doesn't eliminate the path.
- Mr. Newton reported that he is no longer going to use the company that he received a quote from to repair the gazebo, as he has not been able to schedule a date for repair with them. Mr. Laufersweiler will get a bid from someone in the area he has used for decking.
- Mr. Kimball reported that the number of people using the pool has increased since last year.
- Mr. Kimball also brought to the Board a presentation he received from a Vending company, looking to install Coke and snack machines in our clubhouse for the pool area. The Board was in agreement that this would be a good thing as long as HPRA was able to keep some of the income from the sales, as we would be incurring extra energy costs associated with housing the machines. Mr. Kimball will look into several other Vending companies before making a decision.
- Ms. Ciesielski noted that a resident suggested we have a refrigerator in the pool area. The Board did not think this was a good idea.
- Mr. Raby reported on the tennis court resurfacing. Overall the response has been positive. He is waiting on the locksmith/welder to hang the new gate, and will also have him look at the back door.
- The pooling of water in the tennis courts after a big rain was discussed. A French drain may be needed to get the water coming from the parking lot transferred away from the courts.
- Ms. Taylor discussed a few membership issues that have arisen this spring in regards to being considered "inside" or "outside" the neighborhood. The policy of grown children was discussed and it was decided that if the person is physically living in the house that belongs to HPRA they are considered a member and do not pay an additional \$30. The Board asked Ms. Ciesielski to clarify this for future membership payments, and directory listings.
- Ms. Taylor reported on the idea of using an online court reservation system. Since there is no place for a computer at or near the courts where players can check on reservations before walking onto a court, it makes more sense at this point to continue with the sign up sheets.
- Mr. Laufersweiler reported that it will cost \$3500 to replace the electrical box to fix the steamroom. He also noted that we will get a credit from the exercise equipment company for \$799 for a return.
- The board discussed the stolen TV from the clubhouse. A police report was filed and a detective has been assigned to the case. The new TV will be secured and engraved.
- Security of the Recreation area was discussed. The Board is looking for ways to secure the area and discourage vandalism and thievery.
- The refrigerator in the Clubhouse needs to be fixed or replaced as it is not cooling.
- The handyman who replaced the weight room door needs to be called as the door has swelled and does not shut well.

- Mr. Kimball reported that he has been approached by residents on the back lake asking why the grass has not been mowed. Mr. Kimball encouraged them to attend a board meeting.

Having no further business to discuss, the meeting was adjourned at 8:15 pm.

Next Board Meeting: Monday, July 12, 2010
 6:30 p.m. - 8:00 p.m.
 Clubhouse