

HIGHLAND POINTE RECREATION ASSOCIATION, INC.

Board of Directors and Budget Meeting

Minutes

Monday, June 8, 2009

Board Members in Attendance: Mr. Jim Newton, President; Ms. Susan Paraska, ACC; Mr. Dan Raby, Treasurer; Mr. Bob Kimball, Pool; Mr. Steve Laufersweiler, Clubhouse; Ms. Rhonda Hester, Administrator; and Ms. Mary Ciesielski, Administrative Assistant.

Guests in Attendance: Mr. Peter Breese, Ms. Katherine Frazier, Mr. Ken Nye and Mr. Dave Davenport

The meeting was called to order at 6:38 pm.

Approval of Minutes

Mr. Kimball made a motion to approve the minutes of the May 4, 2009 Board Meeting. Ms. Hester seconded the motion and it passed unanimously.

Resident Presentation:

Mr. Nye and Mr. Davenport apologized to the Board on behalf of the Boy Scout troop for not taking care of the Clubhouse properly when renting it for a cookout. They presented personal letters of apology from the scouts in the troop, and asked for the Clubhouse or Grounds Chair to come up with a service project that the troop can do for the Community. Mr. Laufersweiler said that he will coordinate a project with the troop.

Mr. Breese and Ms. Frazier discussed the “shabby” appearance of the neighborhood, and how Highland Pointe is viewed from a Realtors perspective. The board agreed it has become a real problem of residents breaking covenants, and generally not keeping their property up to Community Standards. The amount of cars parked on the streets and also on the sidewalks detracts from the general aesthetics of our community as potential buyers are driving through the community. The bottom line is that the property values of Highland Pointe are falling, as prospective buyers will go elsewhere if the overall appearance of the neighborhood is not as good, or better than surrounding subdivisions. The Board discussed writing articles in the Pipeline to encourage the residents to take it upon themselves to keep their property looking nice, as well as talking to their neighbors when they are breaking covenants, or generally not taking care of their property.

Monthly Budget Update

- Mr. Raby presented the income received and the expenses incurred during May, 2009. A brief synopsis follows.

	Budget FY 09-10	Actual (as of 5/31/09)
HPRA Income	\$111,687.00	\$77,370.00
HPHOA Income	68,528.00	41,760.00
Other Income	<u>2,500.00</u>	<u>128.21</u>
Total Income	\$182,715.00	\$119,258.21
HPRA Expenses	\$111,639.00	\$21,611.73
HPHOA Expenses	57,364.00	6,592.69
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$28,204.42
HPRA/HPHOA Net Income	<u>\$13,712.00</u>	<u>\$91,053.79</u>

The following shows the breakdown of expenses vs. budgets for the period ending April 30, 2009:

	Budget FY 08-09	Actual Expenses (as of 5/31/09)
<u>HPRA Expenses:</u>	\$111,639.00	\$21,611.73
Clubhouse	12,725.00	1,546.05
Tennis	4,800.00	0.00
Social	8,500.00	140.34
Pool	32,200.00	10,067.40
Operations	38,200.00	9,857.94
Grounds	15,214.00	0.00
<u>HPHOA Expenses:</u>	\$57,364.00	\$6,592.69

The report was accepted as information.

Mr. Raby presented membership numbers as of June 8, and noted that the number of members is down from last year. He pointed out that we can still manage the budget with the decreased number of memberships; the impact will be on any large projects the Board might consider during the year.

Discussion of Action Items

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

- The Board discussed the decline in the appearance of the neighborhood, and what the Board has the ability to do to make a difference. Mr. Kimball suggested a "Speak to your neighbor" campaign, encouraging residents to take action themselves and encourage their neighbors to do the right thing and obey covenants and take care of their property.
- The Board also discussed HPRA's policy of filing liens on the properties that refuse to act or respond to covenant violation letters. The ACC Chair issues warning letters for covenant violations. If the issue is not resolved by the date stated in the letter, a violation letter is written. Subsequent violations result in more violation letters sent until the corrections are made by the property owner(s). The Board decided to publish the property owner's name, address and covenant violation in the Pipeline. These guidelines will be published in the August Pipeline, and will go into effect September 1, 2009.
- Maintenance of the north dam was discussed. Based on legal counsel, Highland Pointe Recreation Association, Inc. is not the owner of the dam, and therefore, it is not the responsibility of HPRA to maintain it. Mr. Newton made a motion to send a letter to the affected homeowners informing them that HPRA is not the permit owner of the North Lake Dam, and will no longer maintain the dam or the adjoining parcel of land. Mr. Raby seconded the motion, and it passed.
- Ms. Paraska presented an ACC complaint regarding materials being stored on a neighbor's driveway. Two separate visits were made to the property in the complaint, as well as a phone conversation with the property owner. The property owner is performing landscaping and home maintenance. The materials were for that use and were removed at the completion of the work. Additionally, the materials were not viewable from the street and therefore no covenant was violated. The Board voted to close the complaint and no further action will be taken on this matter.
- Ms. Paraska presented a second ACC complaint regarding the condition of a next door neighbor's property. Ms. Paraska visited the property and found that there is nothing in violation of the covenants, so no action will be taken, other than to write a letter to the homeowner issuing the complaint.
- Ms. Paraska presented a third complaint that was reported regarding a resident operating a bobcat in the back yard since May 2009. The resident was operating the equipment during late evening hours and also

- Ms. Paraska advised the Board of an email request from a property owner to erect a shed-like building in the back yard of the property. The requestor was asked to complete and submit an ACC Request. Research will also be completed in regard to storage sheds in the covenants.
- Mr. Newton suggested that locks be replaced on the Tennis Court doors as they are not staying closed. Ms. Ciesielski will call the locksmith and get a quote for this.
- Having no further business to discuss, the meeting was adjourned at 8:15.

Next Board Meeting: Monday, July 6, 2009
6:30 p.m. - 8:00 p.m.
Clubhouse