

HIGHLAND POINTE RECREATION ASSOCIATION, INC.  
Board of Directors and Budget Meeting  
Minutes

Monday, February 6, 2012

Board Members in Attendance: Mr. Tom Haslach, President; Ms. Paula Robin, Clubhouse; Ms. Kimberly Jordan, Treasurer; Mr. Matt Tock, Pool; Ms. Judy Taylor, Tennis; Ms. Melanie Smith, ACC; Ms. Rhonda Hester, Administrator; Mr. Steve Laufersweiler, Grounds; Mr. Steve Fincher, Social; and Ms. Beth Roedersheimer: Administrative Assistant.

The meeting was called to order at 6:32 pm.

Guests in Attendance: Jerry & Becky Smith, Richard & Autumn Lee, Dave Roedersheimer.

Guest Presentation: Jerry & Becky Smith presented their architectural plans to build a dock and fishing pier along their property. The plans included a covered sitting area, fire pit and canoe slip. Richard & Autumn Lee, along with Dave Roedersheimer expressed their concerns about the size of the dock at the smaller end of the lake. The Smith's agreed to meet again with their architect to see if they could make it smaller and still meet their needs. The board tabled the discussion until they could tour the area and determine if the size meets the guidelines. The board will make a decision within the 45 day time requirement set by the covenants.

Approval of Minutes:

Ms. Taylor made a motion to approve the minutes of the January 9, 2012 Board Meeting. Ms. Hester seconded the motion and it passed unanimously.

Monthly Budget Update:

The income received and the expenses incurred during January, 2012 were presented. A brief synopsis follows.

	Budget FY 11-12	Actual (as of 1/31/12)
HPRA Income	\$89,000.00	\$91,878.83
HPHOA Income	70,700.00	74,321.82
Other Income	<u>1,000.00</u>	<u>386.63</u>
Total Income	\$160,700.00	\$166,587.28
HPRA Expenses	\$89,403.00	\$82,593.44
HPHOA Expenses	64,026.00	48,129.74
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$153,429.00	\$130,723.18
HPRA/HPHOA Net Income	<u>\$7,271.00</u>	<u>\$35,864.10</u>

The following shows the breakdown of HPRA expenses vs. budgets for the period ending January 31, 2012:

	Budget FY 11-12	Actual Expenses (as of 1/31/12)
<u>HPRA Expenses:</u>	\$89,403.00	\$8,593.44
Clubhouse	11,350.00	18,620.81
Tennis	2,500.00	2,005.75
Social	6,500.00	4,774.69
Pool	30,250.00	29,092.92
Operations	32,900.00	25,963.39
Grounds	6,900.00	2,135.88

The report was accepted as information.

#### Discussion of Action Items

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

- Mr. Laufersweiler reported that the field will be seeded and pinestraw is being ordered. Lynnsapes will begin planning their spring plantings in a month and he is looking for plants and color suggestions. He is beginning to plan for the removal of the Bradford Pear trees along the entrance to the recreation area and will plant new trees in the fall. One half of the Oak trees that were planted in-between the Bradford Pears have died and he would like to have input from the neighborhood as to the type of trees and design for that area. He reported that it will cost \$5000.00 to repair the waterfall by the pool. There was discussion about closing it permanently. Follow up will be presented at the March meeting. He will plan a trail work day in the spring.
- Ms. Robin noted that the deck on the side of the pool needs some attention. Discussion was held to determine if it needs to be repaired and repainted or removed. She will get input as to how often it is used. Ms. Robin made a motion to dispose of the old window awnings and frames and Mr. Tock seconded the motion. Motion passed. If you are interested in the awnings and/or frames, please contact Ms. Robin at [clubhouse@highlandpointe.org](mailto:clubhouse@highlandpointe.org).
- There was discussion on getting a service agreement for the heating and air units at the clubhouse. Ms. Robin made a motion via e-mail on Feb. 8, 2012 to contract with Casteel Heating and Air for a yearly maintenance contract on the 2 heating and air units at a cost of \$218.00 per year. This includes 2 service calls and a 20% discount off any repairs. Mr. Tock seconded the motion via e-mail. Motion passed.
- Mr. Fincher reported that the first social of 2012 is the Mardi Gras celebration on February 18<sup>th</sup>.
- Mr. Tock received two quotes for the access control systems for the pool, tennis courts and lower clubhouse. They were from CGCAV Inc. for \$18,575.62 and North America Security for \$17,365.41. There were questions from the board concerning yearly maintenance costs, frequency of vandalism and cost of repairs, and warranties. He is compiling the questions and will forward them to the companies.
- Mr. Fincher requested to amend the motion made in January to approve \$900.00 for the band for the Mardi Gras Social. It should have read to spend \$1000.00 on the band, Flyer, for the social. Ms. Taylor seconded the motion. Motion passed.
- Ms. Jordan is working on the budget for the fiscal year 2012-2013 and asked each board member to submit their list of anticipated expenditures for the upcoming fiscal year. Ms. Jordan made a motion that the dues for the fiscal year 2012-2013 will be set as follows: HOA membership will be increased to \$170 (pursuant to Declaration of the Protective Covenants

8(d) ), and the HPRA/HOA dues will be \$555 for mandatory members and \$655 for non-members. Mr. Tock seconded the motion, and it was passed unanimously.

- ACC requests were approved for the following homeowners via e-mail:
  - 4265 N. Mountain Rd.--new deck and add a screened-in porch.
  - 3440 N. Slope Circle--new roof.
  - 3536 Lone Indian Trail—repair front steps, add portico, extend back deck by 8 feet and add pergola.

Having no further business to discuss, the meeting was adjourned at 9:00 pm.

Next Board Meeting:

Monday, March 5, 2012

6:30 p.m. - 8:00 p.m., Clubhouse