

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

Monday, March 4, 2013

Board Members in Attendance: Mr. Tom Haslach, President; Ms. Judy Taylor, Tennis; Mr. Steve Fincher, Ground; Ms. Paula Robin, Clubhouse; Ms. Sandy Carpenter, ACC; Mr. Matt Tock, Pool and Ms. Beth Roedersheimer, Administrative Assistant.

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

Approval of Minutes:

Mr. Tock made a motion to approve the minutes of the February 4, 2012 Board Meeting. Ms. Taylor seconded the motion and it passed unanimously.

Guest in Attendance:

Dave Robin

Guest Presentation:

At the request of the Board, Mr. Robin presented information concerning the North Lake issue. Highland Pointe is the operator of the north lake dam, but does not own the property. The property was purchased by a former HP resident who has stopped paying taxes on the property. Highland Pointe pays for the mowing of the dam once a quarter and the residents of HP are responsible for keeping the spillways clean. Mr. Robin asks the HP board to accept the quick claim (that a previous board refused) and take ownership of the dam and treat the 2 lakes the same." He does not speak for all north lake homeowners. There is no organized group. The Board thanked Mr. Robin for taking the time to update the Board members.

Monthly Budget Update:

Ms. Taylor presented the financials in Ms. Jordan's absence. If the spending remains the same for the next 2 months, there would be \$112,000 left in reserves and approximately \$22,000 that could be used for improvements and purchases, including the funds to be put aside for the new deck in the next 2 years. There was discussion of going below the "unofficial" balance of \$90,000. Does the neighborhood need repairs and is it worth dipping into the reserves?

	<u>Budget FY 12-13</u>	<u>Actual (2/28/13)</u>
HPRA Income	\$ 88,160.00	\$ 87,479.86
HPHOA Income	78,530.00	78,878.50
Other Income	500.00	196.12
Total Income	<u>\$ 167,190.00</u>	<u>\$ 166,563.48</u>
HPRA Expenses	\$ 86,528.00	\$ 75,404.76
HPHOA Expenses	74,071.00	65,694.25
Total Expenses	<u>\$ 153,429.00</u>	<u>\$ 141,099.01</u>
HPRA/HPHOA Net Income	<u>\$ 5,666.00</u>	<u>\$ 25,464.47</u>

The following shows the breakdown of HPRA expenses vs. budget for the period ending February 28, 2013:

	HOA		HPRA	
	Budget FY 12-13	Actual 2/28/13	Budget 12/31	Actual 2/28/13
	\$ 74,846.00	\$ 65,694.25	\$ 86,678.00	\$ 75,404.76
Clubhouse	3,800.00	3,705.52	9,200.00	9,499.31
Grounds	2,600.00	6,324.70		
Operations	68,446.00	55,664.03	30,628.00	25,937.95
Pool			33,400.00	30,473.47
Tennis			7,250.00	4,686.78
Social			6,200.00	4,807.25

The report was accepted as information only.

#### Discussion of Action Items

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

- Ms. Robin has received one estimate from Findley Roofing for \$765.00 to repair the roof exterior. This will not include the repairs on the inside of the clubhouse. Mr. Tock made a motion that the roof repairs not exceed \$800.00. Ms. Robin is waiting for other estimates to come in.
- Mr. Haslach reported on his discussion with HP's attorney concerning a prospective document asking non-HOA members to sign that states when they sell their property, the property will legally become a Permanent HOA property. This will enable HP to maintain the amenities that homeowner's expect here.
- Mr. Haslach reported that the Mountain Creek and Wigley Preserve neighborhoods will be offered voluntary recreation membership only. This will be offered on a year to year basis. He is waiting on the documents from the attorney to present to the new neighborhoods.
- Mr. Haslach presented the new documents pertaining to covenant violations and Documentation of Protective Covenants for Highland Pointe, making your property Permanent HOA members.
- Mr. Tock is working on the pool calendar with Nautix. He suggested that there be a grace period until May 5, 2013, before the access cards are deactivated. This will only affect the homeowners who have not paid their HPRA dues by May 5<sup>th</sup>. Mr. Tock and Ms. Roedersheimer will work on a process to streamline returning your access cards when you sell your home or decide not to renew your HPRA membership. Ms. Roedersheimer will put an article in *The Pipeline* concerning this.
- Ms. Carpenter presented ACC requests for 4518 Club House Drive to remove a fence and 4508 Club House Drive to install a fence. Both were approved.
- Ms. Taylor reported that new rollers were purchases and the storage shed repaired. The company that resurfaced the courts said that the small cracks were not the ones that were included in the resurfacing but they should not be a problem for several years.
- Mr. Fincher is receiving quotes for pine straw and repairs for all wood structures. He will present a spreadsheet showing all the quotes. Mr. Tock made a motion to approve \$4000.00 for pine straw. Ms. Robin seconded the motion and the motion passed.

Having no further business to discuss, the meeting was adjourned at 9:10 pm.

#### Next Board Meeting:

Monday, April 15, 2013

6:30 p.m. – 8:00 p.m., Clubhouse