

HP HANSEN PARK

Home Owners Association Meeting Minutes

March 14, 2023

Call to Order: Aaron Beasley called the meeting to order at 7:00 pm.

Attendees:

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Marty Zizzi, Tom Hall, Joshua Bam, Rachel Moore, Thom Moore, Antoinette Fite

Approval of Minutes: Shelley moved accept the February minutes as presented. Marty seconded. Motion passed.

Financial Report: Full report attached. Current total in bank as of 2/28/23 was \$110,420.72., CDs - \$100,803.97 and money market is \$126,838.00. Dues income - 129,560.00. YTD expenses - \$24,345.19. We're under budget (beginning of the year). Households with dues and reserves owing - 108. Reserves only - 120. Over 90 days past due - 130. Owe over \$1000 - 8. Households with a payment plan in place - 13. Received the KID & property tax bills. Will pay them next month. Two irrigation assessments came in addressed to HP LLC in care of HP HOA. She did some research and they are properties that are in our name at the assessor's office. She will bring to the attention of KID so that they can bill us correctly and send to the right address. They will likely charge us a \$25 fee (each) to correct the information. These are for the properties off of 10th (from Montana to the roundabout).

Committee Reports

Vice-President: Joan has a MailChimp item to discuss but will save for New Business. There's been no response to the Landscape position email.

Events: Rachel gave the yard sale date as May 20th.

Landscape: Aaron reports that Sergio will be fertilizing this week. The tree guy will be spraying trees also. He won't spray the pines this year since he did them last year. Stumps have been ground down.

ACC: Josh received a couple of requests. 1. Install a basketball hoop above garage, no issues with that. 2. Install a solar cover on the back of the house. No issues there either. Probably wrapping up the painting season as we move into summer. Will likely see requests coming in for house modifications and additions. Rachel asked if he received a pool request for a house on Montana street (off of 4th). Construction is constantly blocking the street. He has not received that request. Josh will take a look and may have to send a letter.

Pond: We're in active season for the pond. Tom has purchased an air pump and maintenance kits that he will implement in April. Likes to keep the pumps maintained on a regular basis (annually). Edgar Rendon put in 2 yards of rock around the pond on Monday. Mostly on the north end. It cost \$450, which is under the budgeted amount (\$2,000). It covered a few bare spots. Marty asked Tom's opinion re: if the stability has improved (compared with the issues we had in the past) over the past year after all the work (putting in the larger rock) that Tom did last year. Tom replies that there's been a lot less erosion since the larger rock went in last year. It was a good decision. The smaller rock slid down a lot easier/faster. A brief discussion on engineering drawing and how it calls for larger rock and also the shelf that was supposed to be there but isn't. He's impressed with Edgar's methods of putting the rock in, he's very efficient. At the end of March, he will drop the water level down (about a 1/3 of

the volume) which will give us fresher water. Marty offered to help again. It will take a couple of weeks and then KID turns the water on.

CCR: Not a lot of activity but Marty does have two current issues to report on but has been resolved.

1. Had to send out a fine letter (only the 2nd time he's ever had to send one). That is the 3rd letter that we would ever write. The issue was re: trash cans, but this same homeowner has been reported previously for an inoperable vehicle in the street. No headlights and no front bumper. So he got a letter on the vehicle and on the trash cans. Trash cans are the bigger issue. Marty was able to catch him and talk to him and he was very pleasant. He stated he didn't know the cans couldn't be out front and will rectify the issue. The neighbor to the east of this home has the same issue and will be getting a letter soon (a 2nd letter for them). 2. A noise complaint. The reporting neighbor has gone to the city re: the noise ordinance and says he was told they had more important issues. The issue is a band rehearsing with the garage door open. Marty will approach the homeowner and ask them to close the door while rehearsing. Rachel asked why the board has to deal with that type of thing. She recently had the police come out because a neighbor complained about a birthday party. Marty replied that there is a provision in the covenants about excessive noise/behavior. The city ordinance is more specific though. Aaron believes this will be difficult to enforce as the neighbor with the band is practicing during the day. Marty doesn't foresee this being easily resolved but will take a crack at it.

Communications: Thom shared his screen to show some stats re: website use during the first quarter of the year. He's caught up on the 2022 minutes and is waiting for Jan/Feb 2023 minutes. He gave a brief recap of the homepage announcements.

New Business

1. AB: Point of Interest--There's a new state law that allows mother's quarters, duplexes and fourplexes to be built anywhere. Property can be cut in half. There is nothing in our covenants to prevent this. It appears to be an effort to increase affordable housing.
2. JL: MailChimp Upgrade. We're on the free plan and should upgrade. As of March 10th the free plan has a limit of 500 contacts and 1000 sends per month. In our case, to stay under the 1000 send limit, we can only send up to 2 emails a month (398 subscribers x 2 emails = 796 sends). If we move up a level, it's \$13 per month (\$156 per year) and we get 5000 contacts and up to 10,000 sends per month. This month she has already sent out two emails (meeting notice and circus tickets) so we've reached our limit. If we don't want to upgrade, we will just have to pay per email if we go over the 2 per month. She didn't get an answer yet on what the cost per email would be. She is asking for the board's opinion and possibly a vote. Shelly says it's 2.5 cents per household to pay the \$13/mth and pretty much gives us unlimited emails per month. Joan suggested paying for it out of the Relations & Promotions budget since it's used for contacting homeowners. Aaron suggested taking it out of Transfer Fees. Shelly says two transfer fees would cover it. The meeting expenses budget has \$200 that we use for the Zoom subscription. There should be no issue to cover it. Shelly moves that we spend \$156 a year for increased capacity for MailChimp. Marty seconded. Josh asked for clarification on where the payment will come from. Shelly amended her motion to say we'll pay the \$156 out of the meeting expenses budget. Marty seconded. The motion passed.
3. AB: Planning meeting – in person. To discuss plans for the area, what we might need as far as updates, billboards, and other ideas. We can go to Roundtable or somewhere else. We can meet in a park. Joan suggested asking Erin about the conference room of her firm that we used last year. It was well situated with lots of room Aaron will check with her. The date will be April 27th at 7pm.

Roundtable

SC: Received three calls on the circus tickets. They haven't been picked up yet.

Adjournment

Joan moved, Shelly seconded, members approved, and Aaron adjourned the meeting at 7:54pm.

Submitted and signed: Antoinette Fite

Antoinette Fite, Secretary

Approved and signed: Aaron Beasley

Aaron Beasley, President