

HP HANSEN PARK

Home Owners Association Meeting Minutes

May 9, 2023

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

Attendees:

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

Guests:

- Jim & Michelle Mikesell; John C.

Approval of Minutes: April minutes not yet available.

Visitors:

Joshua introduced the Mikesells, who are attending to discuss their request to paint their home. The request was initially denied (it's a dark blue and the committee felt it is a much darker hue than what is mentioned in the covenants—earth tones). This will be discussed as item 3 on the agenda.

Consent Agenda: None

Financial Report: Full report attached to agenda.

Committee Reports

Vice-President: 1. Joan would like to know the board's thoughts on whether an e-mail should be sent to the homeowners letting them know what's going on with the construction at 4th and Steptoe. No one is opposed to sending that informational e-mail. 2. Some of the items discussed at the planning meeting seem to her to be action items and just wondering if we can decide tonight if we will follow up on them? Aaron replied that we will discuss them at the June meeting since the agenda for this meeting is really full. 3. She encouraged visitors to pop in at anytime and share their opinions whatever the item at hand is. They don't have to wait until something pertains directly to them.

Events: AB: Rachel isn't present, but he spoke with her earlier and he advised her to advertise everywhere she can for the upcoming yard sale. *Rachel arrived later in the meeting and reports that she'll be posting yard sale information on social media. She will put out the signs on Mother's Day evening. She will post it on a yard sale website that she belongs to. Joan asked about posting on the newspaper website. That option doesn't appear to exist anymore. Aaron suggested that she check the signs to see if she needs new ones ordered.

Financial: Full report attached to the agenda. Current total in bank at the end of April: \$113,120.15; Reserves: \$250,371.71 (CDs - \$151,388.85 + money market is \$98,982.86). Dues income - 172,477.45. YTD expenses - \$65,147.42. Budgeted expenses: \$188,916.00; Actual expenses: \$65,147.42. We're under budget at this part of the year. Reserve income: \$77,050.52; Interest: 104.77; Reserves Expense: \$1500.06 (fallen tree clean-up/infrastructure repairs). Households with dues and reserves owing - 63. Reserves only - 132. Over 90 days past due - 63. Owe over \$1000 - 7 (3 of these on payment plan). Households with a payment plan in place - 18.

A statement will be mailed out in June to homeowners.

Landscape: 1. Just a couple of issues: the downed tree limb and the overflowing of garbage cans, both were addressed to Sergio. 2. Aaron has received two requests to have trees cut down near the pond for a better view. Landscaping does not authorize trees to be cut down. If the board wishes to change this, let AB know. Trees are trimmed in the fall. Marty expressed his view that the trees in the common areas belong to Hansen Park and are not under the domain of any particular home owner.

ACC: 1. Joshua reports that there were a couple of shed requests and a vinyl fence request. No issues with those. 2. There have been 27 requests since he started in 2022. 3. He's expecting more paint requests as we move into summer. 4. Shelley asked if we should send something to homeowners reminding them that all paint changes should be submitted? Even when re-painting the same color? Joshua agrees and will work on something.

Pond: No report.

CCR: 1. Marty wrote 5 or 6 letters and also sent emails regarding fence issues. They were friendly courtesy reminders that maintenance on the fences should be done by 1st of July. 2. There was a question last month re: the Matthews' pool on Hawaii Street. Marty spoke with the wife and she disclosed that the issues were with the contractors. The biggest issue was an electrical problem, and they were waiting for the city to issue permits to install a new electrical box. That has been done so things should start progressing soon. 3. He received an email re: 8501 W 1st Pl...the lawn maintenance folks blowing lawn clippings into the street. This has been a problem before. Marty wrote a letter and mailed it two days ago. 4. Would like to propose that we send semi-annual (spring/fall) letters strictly related to the maintenance of property. Not combine it with any other topic. He will work on a draft. There will be cost involved.

Welcome: No report.

Communications: 1. Thom reports that minutes have been updated through March. 2. Under Quick Links he's added a gallery. He welcomes everyone to send in pictures of the neighborhood or any of our events. 3. A new page he plans to publish soon will have information about the Tri-Cities community (local schools, eateries, general info about our area). 4. Joan asked where the invitation is for people to sign up to join the mailing list. It's on the Contact Us page. Joan wonders if we can make that more prevalent? Maybe on the front page? She will write an announcement that can be added to prompt people to sign up.

I. Unfinished/Old Business

1. Security Issues for the HOA: Aaron tried to share an informational video on Flock Security but it wouldn't open. He spoke with KPD and they use this system. Flock Security is a solar powered camera system. A camera can be placed at every entrance. The system is tied into the city system. Once an issue is reported, the police search the recordings, not us. He will meet with them soon to get more information (cost, etc). Joan asked if there are any privacy concerns. Since homeowners would be paying for it, could a homeowner say they don't want to be filmed and possibly hold us liable for something. Aaron will ask about that too. Shelley noticed a guest, John C, and asked if he had any comments. He didn't. She also mentioned that she has information from the city from the brief time that the Security committee was meeting.

II. CCR Letter to homeowners

1. Marty motioned that he prepares a draft of the semi-annual letters (spring/fall) mailings on homeowners' responsibilities for property maintenance. Shelley asked if he wanted that in this year's budget or will it wait till next year. Marty replied that if it passes, he'd like to send it at least once this year (fall). Shelley: Just curious on how we will pay for it. Aaron believes we have transfer fees that should cover it. Shelley is sure we have funds to cover it but was just wondering since there are other mailings already planned. Joan asked what the cost of a full mailing is. Shelley calculated it's about \$311 for postage and printing is usually around \$300 or \$400. Joan offered to filter through the email list and the list from Haberling and send emails to the addresses we have. Actual mailings could go to just those that we don't have email addresses for. Aaron reminded all that there is a motion on the table. Shelley seconded the motion. The motion passed.

III. Paint Requirements for HOA – What colors are we accepting?

1. Josh read from the covenants. Blue is among the colors listed in the earth tones or colors in nature. Another home painted the same color recently but didn't get HOA approval. There is current legal action against that home. If approve the Mikesell's request, we will have to end the legal process against the other home. After lots of back and forth on this color and the possibility of other trends forcing our hand, Aaron suggested that the HOA board needs to create a color palette for the neighborhood and add it to the covenants. It was agreed to go into executive session at the end of the regular meeting and conduct a vote on the Mikesell's request.

IV. Pond Area-Tree Removal

This was discussed during the Landscaping report and everyone agrees that this is a solid "No".

V. New Business

1. Forming an HOA Association with other HOAs: This would be good information sharing, problem resolutions, etc. Canyon Lakes called us about this. We've spoken with Creekstone and Rancho Reata (Celski referred them to us-says we have our act together). The consensus is it's a good idea.
2. SC: Have we found anyone (boy scouts) to fix the little libraries? AB: This will be discussed next month with planning meeting action items.
3. RM: Was the vinyl fence issue discussed? Yes, and it was approved. Must be an earth tone color.
4. TM: Are we still looking for Landscaping person? Yes, we are.

Roundtable

Adjournment

Aaron called to adjourn the regular meeting at 8pm and go into executive session. Shelley seconded. The motion was approved.

Executive Session-Voting Members only: AB, JL, SC, MZ, JB, AF. We reviewed the Sherwin Williams Naval color online and agreed it was out of the color palette. Shelley reminded us that the house already painted that color doesn't look that bold. Maybe due to the dust, but it is more muted than the online photo. It was agreed to take a 15 minute break so some members could drive over and view the Naval house in the 700 block of Oklahoma. Joshua has to leave the Zoom but submitted his vote

that we add the Sherwin Williams Naval to our palette and approve the request on the table. He also agreed with Aaron's suggestion that we create an updated palette. He will put something together. Marty agrees with Joshua. **break** After the break, the discussion continued on the color. It seems like a very dark/bold color to some but most think it's acceptable to add to the palette. SC: fighting it is harder than adding it. JL: doesn't want that dark of a color added to our selected palette but would approve this because of the vagueness in the current policy and that the homeowners came to us. This color is an exception. SC: would like to see a dark blue with gray & brown in our approved palette. AF found a listing of HOA palettes on the Sherwin Williams website. It was agreed to share that list with Joshua. AB suggested we publicize stipulations/consequences for not following policy.

Marty moved that the executive members approve the Mikesell's request to paint their home with the colors (SW 6244) presented to and approved by the ACC. Shelley seconded. Motion passed.

Shelley would be glad to help Joshua with the palette if needed.

Adjournment

Joan moved, Marty seconded, members approved, and Aaron adjourned the executive session at 9:01pm.

Submitted and signed: _____

Antoinette Fite, Secretary

Approved and signed: _____

Aaron Beasley, President