

# *HP* HANSEN PARK

## Home Owners Association Meeting Minutes

June 13, 2023

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

II. **Attendees:**

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

III. **Approval of Minutes:**

May minutes presented for approval. Joan asked for clarification regarding the Flock Security information. Specifically, whether or not the HOA has the option to search the recordings. She wanted this information reflected better in the minutes. Antoinette reminded her that the board meeting was before the actual security safety meeting so that information wasn't available at the time of the board meeting. Joan removed her request for clarification. Guest Kevin lane also commented that minutes should remain simple until a committee has fully researched everything regarding flock security and other options. Joshua moved to approve the May minutes as presented. Shelley seconded. The motion passed.

IV. **Guests:**

- Kevin Lane, Heather, Rebekah, Lynn Hendrickson, Brett, John C

V. **Consent Agenda:** None

VI. **Committee Reports**

**Financial Report (SC):** Full report attached. As of the end of May, the balances are: Checking = \$102,956.72; CDs = \$151,388.85; Reserves (money market) account = \$99,361.69. Dues income = ; Budgeted expenses = \$188,916.00; Actual expenses = \$80,530.96 (we are under budget at this time); Reserve collections = \$80,188.30; Interest earned = \$133.60; Reserves balance = \$251,306.59.

Joan asked if the numbers that show in the change column (amount difference between May 2022 and May 2023) on the balance sheet were affected by things like market fluctuations? Shelley responded that it's most likely due to less money received or more money spent this year vs last year at this time.

Kevin Lane: Commented that we look to be at 46% of budget and it's halfway through the year which indicates the budgeting is done well. He also asked if there was a change to landscaping which caused that budget to increase. Shelley replied with a brief explanation of the funds needed for the additional doggy stations and the kid's park.

Dues & Reserves owing = 28; Reserves only owing = 136; Over \$1000 = 5; Payment plans = 18. There are homes with liens. The HOA will get paid if the homes are sold or refinanced.

**Vice-President:** No report.

**ACC (JB):** Getting requests but is a bit behind due to the recent accident. Still working on the paint palette. Aaron reported he received a phone call from a homeowner who had trouble reaching Josh. Josh will reach out to that homeowner soon. Lynn H asked where could the

agenda be found. It was discussed and agreed upon that in the future the agenda will be sent out with the meeting link.

**CCR (MZ):** 1. Sent about 1/2 a dozen notices since the last meeting. Two of those were on appearance and I have received one positive response. Four of those were on RV's and those were all rectified. 2. There are also a few unusual situations this past month. One was right across from me with a huge tractor trailer type vehicle with a small vehicle attached on the back. It was a huge thing. Three letters were sent. The huge vehicle disappeared about two days ago. But under our rules if it shows up again, they are still on the clock and can be hit with a fine. The second unusual issue was a complaint that came in regarding a house on S. Pittsburgh. A neighbor complained that their neighbor was raising chickens and rabbits. She confirmed she had seen them herself. First letter was sent and waiting on a response. After 2 weeks, they will get a 2<sup>nd</sup> letter and a 3<sup>rd</sup> if necessary. The last unusual issue occurred on West third where there was a report of children playing baseball with a hardball. They are banging fences and property. So the first letter has been sent and awaiting response on that also.

**Events:** No report.

**Landscape:** No report.

**Pond:** No report.

**Welcome:** No report.

**Communications:** No report.

## I. Unfinished/Old Business

1. Security/Safety committee update: Kevin Lane reports that it's been a couple of weeks since the meeting. He received good background info from Shelly. He met with Aaron and got good insight from him. He has played phone tag with Officer Trujillo. He will reach out again tomorrow. He wants to meet and get some insight from him also. Then he will send an e-mail to those who volunteered for the committee store and the committee will get together and do a comprehensive review of safety and security. Not just the camera issue but everything. Joan asked that he keep the board in the loop when he emails the committee. He plans to stay in touch with Aaron any plans to attend the board meetings to give updates. Aaron clarified that the board will not interfere with the committee. Shelley asked if there will be a push to put something on the website to generate interest in the committee. Aaron will ask Thom to post something. Shelley also suggested an e-mail blast could go out. Kevin stated it would be helpful to publish the number and types of incidents that have happened in the community. It will help them with the statistics perspective. Aaron suggested he ask Officer Trujillo for a report and to also check social media for information posted there. Shelley thanked Kevin for taking this on. One of the guests gave the name Kim Hathaway, who is a crime analyst for KPD, saying that she should be able to get the information regarding incidents in the neighborhood.

## II. CCR Letter to homeowners

1. (This was on the agenda but not discussed.)

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

1. Already addressed.

Aaron asked if anyone had anything else to discuss. A guest asked for Kevin's phone number. He stated he preferred email and gave his address, KevinM.Lane@hotmail.com.

**IV. New Business**

- 1. Reserve Study – Concrete Repairs: Karen McDonald, from Accurate Reserve Professionals, LLC, is working on the Reserve study update and asked for confirmation on projects that are due in 2023 and had questions on a couple of other things. As far as the concrete repairs Aaron mentioned that he believed we did not get those done because the city had taken over and repairing issues in the sidewalks. Shelley clarified that she believes that Karen is referring to the area of the sidewalk in between the city sidewalks and the pond that the city does not cover. The area off of Hawaii street. Aaron agreed that any damage there is our responsibility, along with the sidewalk all around the pond. He will check with Tom regarding any necessary repairs.
- 2. Letter from Barry re: Reserve Funds: He had asked for general info on the funds, since he doesn't attend board meetings often. He stated he was satisfied with the answers he received via e-mail. Shelley reminded everyone that information on the reserve funds are sent out every year along with the notice of the annual meeting. She asked Barry if he receives that information annually and if he reads it. He replied that he glances but he'd never really looked in depth at the reserve information. Shelly asked for ideas on anything she could do or the board could do to help homeowners pay better attention to that information. Barry suggested maybe sending the information more often instead of annually. Aaron suggested maybe sending that type of information quarterly.

**Roundtable**

- 1. A brief discussion on using the Facebook HOA page to announce upcoming meetings, when minutes are posted etc. Shelley clarified that the Facebook HOA page does not belong to the HOA but to a private person who just wants to use it for sharing information regarding lost pets or strange activity in the neighborhood, etc.
- 2. Aaron wanted to state that he agreed with Kevin that the safety committee should look at everything to do with safety including things like speeding and drag racing.

**Adjournment**

Joan moved to adjourn the meeting at 7:59 PM. Shelley seconded. The motion passed

Submitted and signed: \_\_\_\_\_  
Antoinette Fite, Secretary

Approved and signed: \_\_\_\_\_  
Aaron Beasley, President