

HP HANSEN PARK

Homeowners Association Meeting Minutes

January 9, 2024

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

II. **Roll Call:**

- Board Members: Aaron Beasley, Joan Lewis, Shelley Clark, Marty Zizzi, Tom Hall, Tracy Dey, Thom Moore, Antoinette Fite

III. **Approval of Minutes:**

The 12/12/23 minutes were presented. Joan moved to approve as written. Shelley seconded. The minutes were approved.

IV. **Visitors:** None

V. **Consent Agenda:** None

VI. **Committee Reports:**

V.P.: Joan reported that Kristin has resigned from the Welcome chairperson position (per Erin G). Working on comparison of names/email addresses between the most current Haberling owner list and the MailChimp list. She noticed on Saturday that there is a damaged portion of fence on the west end of the pond. It's bent/broken, on about the third panel from the gate. Tom will check it out tomorrow. Planning to send an email soon asking for volunteers for the Welcome and Landscaping positions.

Secretary: No report.

Treasurer: Full financial reports included in meeting packet. Corrected financial reports will be emailed. Wrong numbers were pulled in on the summary. Checking: \$ 14,251.98. CDs: \$ 154,831.37. Money Market: \$ 111,627.15. Income: \$ 189,022.65. Expenses: 182,563.28. We are about \$6 under budget.

Households owing dues & reserves: 7. Households owing reserves only: 37. Over 90 days: 7. Over \$1000 due: 6. Households on a payment plan: 11. (Payment plans started over on Jan 1.) Once January passes, the ones over \$1000 will be placed on liens (that's when they will be officially past due). Need to buy about 10 rolls of stamps.

Landscaping: The re-paving of the basketball court should take place this month. Other upcoming activities will be the ones we held off on from last year.

CCR: It's been quiet. There was one complaint regarding a vehicle on the street over on South Idaho. Plan to send out letters in April for the spring and in the September/October time frame for the fall, to remind homeowners of their responsibilities as far as maintenance of fences/house paint, RV's on

streets and reminders not to blow clippings and leaves into the street. Also to rake leaves regularly (fall).

Shelley mentioned that extra postage will need to be purchased for those mailings what we will also need to budget for printing costs.

Pond: Will try to find out if the lawn mower guys caused the damage to the gate. Joan thinks it looks like it was hit by some sort of equipment. Aaron will talk to Sergio. Ken Turner has some spare parts. They aren't made anymore.

Events: Would we like her to post on Facebook asking for volunteers for the Welcome and the Landscaping positions? Still needs to get the keys from Rachel for the storage unit.

Communications: The committee's information has been updated on the website. Still working on the attractions page. The original template wasn't working and will be trying another one soon.

Cyber Security Tip: MFA stands for multi factor authentication. This is a tool to put in place to verify your identity for websites, devices, etc. When you log into a device or a website, after entering your username/password, you will get an e-mail, call or text with a code that you will also have to enter to verify that it's you attempting to log in. If your username or password is compromised it will be harder for the unauthorized person to get the second part. Tom asked is it a risk that his personal PC doesn't prompt for MFA when at home? (It does when he's at other locations {different wi-fi.}) Thom replied that it would be good to have MFA turned on at home if multiple people use your device. Otherwise, it is mostly safe to not have it on at home but you definitely want it on whenever you are on a different Wi-Fi network. There was a brief discussion about using the option to remember your password or not on different websites and the consensus was it's best to not use that option.

ACC: No report.

Security: No report.

VII. Unfinished Business

A.

VIII. New Business

A. **Goals:** Aaron would like everyone to send in any goals for the year they may have to be added to the list. He will add at least one goal to the agenda each month.

- a. February: Dues & Reserves. This is the last year for the reserves. After this year every home will just get one invoice, but that amount will include a portion that will go to reserves. We will need to create a committee to figure out how much dues will need to be increased to

cover reserves each year going forward. Joan will send out an e-mail to recruit homeowners for that committee. Aaron states we will need to put a resolution in place to state where the money is going.

- b. March: Cameras. We need to kill this topic or finalize it.
- c. April: Land at 10th & Steptoe. Talk to the City about fixing the potholes. Aaron would like the committee for this also so that he doesn't have to face the city alone.
- d. May: Dues. Hopefully the committee has formed and met by then and can let us know what they recommend for the dues amount and what portion to go into reserves. Once we have that information, we can create the resolution and notify all homeowners. Shelley states a letter will still need to be sent in August. Joan suggests we also add a note to Marty's April letter to direct people to the website for information on dues.

Roundtable

Joan: Would like to know where the bid for the sidewalk repair would fit into the budget? Aaron stated that is a part of what Sergio will do. Shelley stated that payment will come out of reserves, the same as the basketball court re-pavement. These were two of several items in Karen's list of things that needed to be done and paid out of reserves.

Shelley: With Haberling's move to virtual access only, we need to set up online banking and bill pay. Checks will need to be entered into a spreadsheet and then that spreadsheet emailed to Haberling. Then checks can be deposited at the bank.

Adjournment

Marty moved, Joan seconded, members approved and Aaron adjourned the meeting at 7:51pm.

Submitted and signed: 
Antoinette Fite, Secretary

Approved and signed: 
Aaron Beasley, President

Treasurer Report Summary				
<u>Account balances</u>	January	February	March	April
<u>Operations</u>				
Community First Bank - checking	\$ 68,015.59	\$110,420.72	\$129,471.84	\$113,120.15
<u>Reserves</u>				
Hapo CU - CD	\$100,803.97	\$100,803.97	\$150,803.97	\$151,388.85
Community First Bank - Money Market	\$106,525.00	\$126,838.00	\$ 89,561.26	\$ 98,982.86
Sub total reserves	\$207,328.97	\$227,641.97	\$240,365.23	\$250,371.71
Total Bank Accounts	\$275,344.56	\$338,062.69	\$369,837.07	\$363,491.86
<u>Income and Expense Summary</u>				
Dues Income - Operations	\$ 75,253.75	\$129,560.00	\$160,426.45	\$172,477.45
YTD Expenses	\$ 12,966.84	\$ 24,345.19	\$ 36,520.23	\$ 65,147.42
(Over)/Under	\$ 62,286.91	\$105,214.81	\$123,906.22	\$107,330.03
<u>Budget analysis</u>				
Budgeted Expenses 2023	\$188,916.00	\$188,916.00	\$188,916.00	\$188,916.00
Actual Expenses YTD	\$ 12,966.84	\$ 24,345.19	\$ 36,520.23	\$ 65,147.42
Amount (over)/under budget	\$175,949.16	\$164,570.81	\$152,395.77	\$123,768.58
<u>Reserves Collection</u>				
2019 MM Balance & YE Transfers	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86
2020 Reserves Income	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58
2021 Reserves Income	\$101,761.36	\$101,761.36	\$101,761.36	\$101,761.36
2022 Reserves Income	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)
2023 YTD Reserves Income	\$ 37,811.00	\$ 58,075.00	\$ 70,455.02	\$ 77,050.52
2023 Interest	\$ 21.43	\$ 55.43	\$ 78.67	\$ 104.77
2023 Reserves Expense	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 1,500.06
YTD Reserves Income	\$208,817.12	\$229,115.12	\$241,518.38	\$248,139.98
<u>Dues Collection statistics:</u>				
Households dues & reserves due	193	108	84	63
Households reserves only due	98	120	130	132
Households over 90 days	24	130	84	63
Households over \$1000 due	9	8	7	7
Households with a payment plan	13	13	16	18
<u>Notes:</u>				

May	June	July	August	September	October	November
\$102,956.72	\$ 88,003.08	\$ 72,293.72	\$ 72,041.05	\$ 56,856.37	\$ 42,971.43	\$ 23,311.39
\$151,388.85	\$151,388.85	\$ 153,091.08	\$ 153,091.08	\$ 153,091.08	\$ 153,091.08	\$ 153,091.08
\$ 99,361.69	\$100,552.59	\$ 102,683.01	\$ 92,539.33	\$ 92,363.01	\$ 97,388.90	\$ 100,602.38
\$250,750.54	\$251,941.44	\$ 255,774.09	\$ 245,630.41	\$ 245,454.09	\$ 250,479.98	\$ 253,693.46
\$353,707.26	\$339,944.52	\$ 328,067.81	\$ 317,671.46	\$ 302,310.46	\$ 293,451.41	\$ 277,004.85
\$178,048.17	\$180,987.54	\$ 183,014.78	\$ 182,802.65	\$ 186,572.18	\$ 186,623.65	\$ 187,262.65
\$ 80,530.96	\$ 97,692.36	\$ 115,554.66	\$ 118,562.72	\$ 136,524.38	\$ 148,859.83	\$ 170,388.32
\$ 97,517.21	\$ 83,295.18	\$ 67,460.12	\$ 64,239.93	\$ 50,047.80	\$ 37,763.82	\$ 16,874.33
\$188,916.00	\$188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00	\$ 188,916.00
\$ 80,530.96	\$ 97,692.36	\$ 115,554.66	\$ 118,562.72	\$ 136,524.38	\$ 148,859.83	\$ 170,388.32
\$108,385.04	\$ 91,223.64	\$ 73,361.34	\$ 70,353.28	\$ 52,391.62	\$ 40,056.17	\$ 18,527.68
\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86	\$ 72,442.86
\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58	\$ 91,692.58
\$101,761.36	\$101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36	\$ 101,761.36
\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)	\$ (93,412.05)
\$ 80,188.30	\$ 81,350.30	\$ 82,948.52	\$ 85,687.52	\$ 86,883.52	\$ 90,077.52	\$ 93,253.00
\$ 133.60	\$ 162.50	\$ 196.92	\$ 225.74	\$ 252.42	\$ 284.31	\$ 322.29
\$ 1,500.06	\$ 1,500.06	\$ 1,500.06	\$ 15,478.88	\$ 15,478.88	\$ 15,478.88	\$ 15,478.88
\$251,306.59	\$252,497.49	\$ 254,130.13	\$ 242,919.13	\$ 244,141.81	\$ 247,367.70	\$ 250,581.16
28	29	28	23	20	13	11
136	131	126	125	122	100	79
28	29	28	23	20	13	11
5	6	6	5	5	6	6
18	18	18	15	15	13	11

December

\$ 14,251.98

\$ 154,831.37

\$ 111,627.15

\$ 266,458.52

\$ 280,710.50

\$ 189,022.65

\$ 182,563.28

\$ 6,459.37

\$ 188,916.00

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\$ 6,352.72

\$ 72,442.86

\$ 91,692.58

\$ 101,761.36

\$ (93,412.05)

\$ 103,633.00

\$ 367.06

\$ 15,478.88

\$ 261,005.93

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37

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