

# *HP* HANSEN PARK

## Homeowners Association Meeting Minutes

May 14, 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, Tracy Dey, Antoinette Fite, Thom Moore, Lorna Tukey, Ruta Cuppeto
- Aaron introduced Ruta and made a motion to approve her as the new Chairperson for the Landscaping Committee. Joan seconded. The motion was approved.

III. **Approval of Minutes:**

The 04/09/24 minutes were presented. JL reminded us that the Executive Session minutes should be a separate document. Antoinette will remove that section from the regular meeting minutes. Shelley moved to approve, with the deletion of the Executive Session minutes from the regular meeting minutes. JL seconded. The minutes were approved.

IV. **Visitors:** John Stalberger

John would like the board to consider placing lighting at all the mailboxes. They are especially needed in winter months. Aaron suggested looking into solar lighting. At Joan's request, John agreed to look into brands/costs/etc of lighting options. He will send the information to Aaron. Aaron stated that Grainger would be a good place to start.

V. **Consent Agenda:** None

VI. **Committee Reports:**

**V.P.:** Still working on repopulating subscriber information after it was lost in March.

**Secretary:** No report.

**Treasurer:** Checking: \$132,106.48. CDs: \$158,352.17. Money Market: \$179,724.33. Total bank accounts: \$470,182.98. YTD dues income: \$169,640.61. YTD Expenses: 50,418.14. 2024 Reserves income: \$72,439.00. 2024 Interest: \$249.56.

Dues Collection: As of today, 119 households owe \$200 or less. Sixty-two owe over \$200. Forty-four owe over \$572. 10 owe over \$1000. (4 are on liens from 2023. The others will be have liens placed this year) 20 are on a payment plan.

There's a homeowner requesting a payment plan who has failed to pay when on a previous payment plan. Do we want to agree to another payment plan? The consensus is yes, we should agree to another payment plan.

Brief discussion on foreclosure and Shelley confirmed that we do get paid when foreclosed homes are sold or refinanced.

**Landscaping:** Received a call regarding bushes blocking the view on specific corners. Drivers in smaller cars can't see over/around them. Sergio plans to cut them back and add them to the schedule to make sure they continue to be cut back. We're still having trouble with getting water to the trees. We need to figure that or will have to redo the trees. Joan asks if can call a contractor to check the health of the trees. She's noticed they've lost a lot more pods and that the leaves seem thinner (trees on 10<sup>th</sup>/outside her backyard). Aaron reminded us that we have a recent report on the trees that can be viewed.

**ACC:** No report.

**CCR:** Shelley has received complaints that she will forward to Marty. One is an abandoned home and the lawn looks awful. Another house was reported with issues also. The owner needs first contact on one. The other one will get a letter from the attorney soon. We will have to pay the fee for that but that amount will be added to lien that's on the property. It was discussed and agreed to send a letter stating the HOA will get the yard cleaned up and add the fees associated with the clean up their lien. There is also a house on 6<sup>th</sup> & Montana with a lot on 7<sup>th</sup> that is an unkept area attracting ducks (and they are leaving lots of poop everywhere), raccoons, etc.

**Pond:**

**Events:** Joan sent out the email announcing the yard sale. Ten signs were put up last night. Two more big signs will go up tomorrow. Will put more signs on 10<sup>th</sup> also. We need more yard sale/BBQ signs.

**Welcome:** Delivered 4 of 5 welcome baskets. The 5<sup>th</sup> family hasn't been home. May just leave the basket on the doorstep. Joan asked Lorna to share email address/street address of the new homeowners with her. Lorna replied that she will when she can. Some don't give out their email address.

**Communications:** Website updates have been made such as the new Landscaping Chair, yard sale info. Need to update the minutes. Aaron asked that he post that we're looking for an architect, who will work for free to help build a meeting space. He's still receiving requests for meetings to be held in person. Joan offered to work with homeowners who need help with Zoom.

**Security:** No report.

## VII. Unfinished Business

- A. **Budget Meeting:** This meeting was held April 26<sup>th</sup>. The Reserves study is waiting for Karen's overview. Once that is complete, Shelley will share it with

those on the Reserves committee. The committee will decide on future dues, which will include the Reserves. Karen will be back on June 6 and then have a report for us by mid-June. Then a proposal will go to the board

**B. Artistic Landscaping Contract:** We're still working on this with Sergio. We would like him to add in the pond maintenance and offered to pay the \$1600 fee for the training/license he and one other employee will need before they can over the pond. There is also a \$1000 piece of equipment he would like us to purchase to help with maintenance. The pond budget has enough to cover these costs. The contract has the wrong date, and it needs to show the total cost with tax. The vote to approve has been tabled.

**C. Duties of the Board:** Due to the recent oversight issue of information attached to an email that went to more people than it should have, Aaron wanted to remind us that only the agenda is sent out with the meeting notice.

Brief recap of discussion from 4/26/24 budget meeting regarding hiring a management company to the HOA business. Cost is up around \$249,000. Dues would increase, potentially double what they are now.


**VIII. New Business**

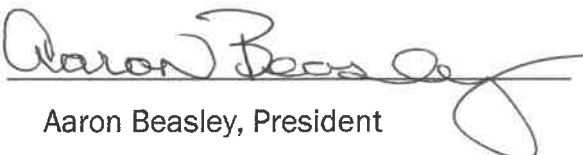
**IX. Round Table**

Shelley: May miss a couple of upcoming meetings due to travel plans.

**Adjournment**

Antoinette moved to adjourn and Joan seconded. The meeting was adjourned at 8:21pm.

Submitted and signed:   
Antoinette Fite, Secretary

Approved and signed:   
Aaron Beasley, President

8:24 AM  
 05/09/24  
 Cash Basis

**Hansen Park Homeowners Association**  
**Balance Sheet**  
 As of April 30, 2024

|                                       | Apr 30, 24        | Apr 30, 23        | \$ Change         |
|---------------------------------------|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                         |                   |                   |                   |
| <b>Current Assets</b>                 |                   |                   |                   |
| <b>Checking/Savings</b>               |                   |                   |                   |
| Hapo                                  | 158,352.17        | 158,352.17        | 0.00              |
| Community First Bank                  | 132,106.48        | 113,100.15        | 19,006.33         |
| Money Market (Reserve)                | 179,724.33        | 95,982.86         | 83,741.47         |
| <b>Total Checking/Savings</b>         | 470,182.98        | 367,435.18        | 102,747.80        |
| <b>Accounts Receivable</b>            |                   |                   |                   |
| Accounts Receivable                   | -475.06           | -1,526.02         | 1,050.96          |
| <b>Total Accounts Receivable</b>      | -475.06           | -1,526.02         | 1,050.96          |
| <b>Total Current Assets</b>           | 469,707.92        | 365,909.16        | 103,798.76        |
| <b>Other Assets</b>                   |                   |                   |                   |
| Accumulated Depreciation              | -5,489.72         | -5,489.72         | 0.00              |
| <b>Total Other Assets</b>             | -5,489.72         | -5,489.72         | 0.00              |
| <b>TOTAL ASSETS</b>                   | <b>464,218.20</b> | <b>360,419.44</b> | <b>103,798.76</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |                   |                   |
| <b>Liabilities</b>                    |                   |                   |                   |
| <b>Current Liabilities</b>            |                   |                   |                   |
| <b>Credit Cards</b>                   |                   |                   |                   |
| Card Service - 3308                   | 119.98            | 23.50             | 96.48             |
| Card Services - 3317                  | 104.00            | 84.13             | 19.87             |
| <b>Total Credit Cards</b>             | 223.98            | 107.63            | 116.35            |
| <b>Total Current Liabilities</b>      | 223.98            | 107.63            | 116.35            |
| <b>Total Liabilities</b>              | 223.98            | 107.63            | 116.35            |
| <b>Equity</b>                         |                   |                   |                   |
| Retained Earnings                     | 272,083.19        | 175,379.95        | 96,703.24         |
| Net Income                            | 191,911.03        | 184,931.86        | 6,979.17          |
| <b>Total Equity</b>                   | 463,994.22        | 360,311.81        | 103,682.41        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>464,218.20</b> | <b>360,419.44</b> | <b>103,798.76</b> |