

# *HP* HANSEN PARK

## **Homeowners Association Meeting Minutes**

June 11, 2024

**I. Call to Order:** Aaron Beasley called the meeting to order at 7:07 pm via Zoom.

**II. Roll Call:**

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

**III. Approval of Minutes:**

The 05/14/24 minutes were presented. JL moved to approve. MZ seconded. The minutes were approved.

**IV. Visitors:** Jim spoke later in the meeting. He stated that the new owners behind him (they are on 4<sup>th</sup> Place) have 3 dogs who bark a lot. He knows that the rule for our neighborhood is only 2. MZ asked for the address and Jim provided it. Shelley also provided an address near her that has more than two dogs. MZ stated that barking dogs is a city enforcement issue but the number of dogs at a residence is an HOA issue.

**V. Consent Agenda:** None

**VI. Committee Reports:**

**V.P.:** Received a compliment from a homeowner on how well the board is doing. Last month it was reported that there are people around the pond who aren't familiar with Zoom who would like to attend the meetings. Please send her the names and she will offer to help them. Tom replied that Ken Turner is one of them.

**Secretary:** No report.

**Treasurer:** Letters were sent to homeowners on 5/14/2024 who owe over \$1000. Liens can be placed on those homes starting on June 14<sup>th</sup> for any who have contacted Shelley or paid by then.

Checking: \$125,671.36. CDs: \$158,352.17. Money Market: \$184,303.57. Total bank accounts: \$468,327.10. YTD dues income: \$179,336.56. YTD Expenses: 66,387.11. 2024 Reserves income: \$76,694.00. 2024 Interest: \$325.80.

Dues Collection: 120 households owe \$200 or less. Fifty-six owe over \$200. Thirty-nine owe over \$572. 9 owe over \$1000. 22 are on a payment plan.

**Landscaping:** No report.

**ACC:** Two projects approved.

**CCR:** (MZ) Appearance issues at a home on W. 3<sup>rd</sup> Ave. Also a trailer issue. Letter sent. Things are getting better. Issues on 6<sup>th</sup> & Montana are being taken care of.

(AB) Received complaint of unkept yard by the pond (West end). There are building materials from the pool construction and lots of unsightly weeds. The pool area has been under construction for about 3 years. MZ will take a look and write the appropriate letter.

There's also been a complaint (via letter from a homeowner) about the pine trees that are across from the house with issues at 6<sup>th</sup> & Montana. The trees are overgrown and blocking vision at the roundabout.

**Pond:** Tom is still working towards transfer of the pond duties. Things are moving forward with Sergio. Plans to treat the pond tomorrow if it isn't windy. Plans to work with Ken Turner to fix the East gate soon, to help it open better. The metal expands this time of year. JL expressed thanks for fixing the bent section of the fence. Tom credited Ken with the fix.

**Events:** Working on ideas for the summer party. AB suggests they meet soon to go over the projector equipment for a potential movie night.

**Welcome:** No report.

**Communications:** No report.

**Security:** No report.

## VII. Unfinished Business

- A. **Budget:**
1. Valve cost is \$14,000 and comes out of Reserves. As previously approved, we replace one per year. We need a date when this will be done. We need to let Karen know.
  2. Are we in charge of maintaining the little libraries? SC remembers that the Boy Scouts were supposed to take care of them. We need a volunteer to reach out to them. We can also ask Thom to put a request for help maintaining them on the website.
  3. We're looking for someone to resurface the concrete.

## VIII. New Business


- A. **Budget Meeting for Dues & Reserves:** Not scheduled yet. Waiting on Karen.
- B. **CEDAR/Sweep:** (SC) There's \$182,000 in the money market account that isn't earning much. Community First Bank has a program called Cedar that would allow some of the money to "swept" around to other banks so that we can earn interest from different banks. SC recommends sweeping out \$150,000. There is no cost to do this, but we could lose out the interest if we

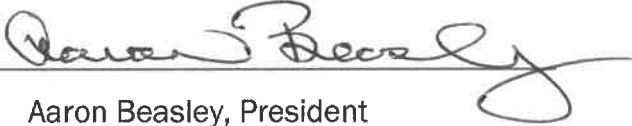
had to pull the money quickly for any reason. SC made a motion to take \$150,000 out of the money market funds and put it into the Community First Bank's Cedar program to earn interest. MZ seconded. The motion was approved.

- C. **Artistic Landscaping & Evergreen Tree Service Contracts:** SC made the motion to accept the Artistic Landscaping Contract for 2025-2030 at \$137,806.99; the Artistic Contract for the Pond for 2025-2030 at \$5320.87 and the Evergreen Tree Service Contract for 2024 at \$15,500.00. MZ seconded. The motion was approved.

### Adjournment

Joan moved to adjourn and Marty seconded. The meeting was adjourned at 8:57pm.

Submitted and signed:   
Antoinette Fite, Secretary

Approved and signed:   
Aaron Beasley, President

Treasurer Report Summary				
2024				
Account balances	January	February	March	April
<u>Operations</u>				
Community First Bank - checking	\$ 53,434.14	\$123,732.56	\$136,342.86	\$132,106.48
<u>Reserves</u>				
Hapo CU - CD	\$156,591.44	\$156,591.44	\$156,591.44	\$158,352.17
Community First Bank - Money Market	\$137,521.77	\$163,271.91	\$176,421.64	\$179,724.33
Sub total reserves	\$294,113.21	\$319,863.35	\$333,013.08	\$338,076.50
<b>Total Bank Accounts</b>	<b>\$347,547.35</b>	<b>\$443,595.91</b>	<b>\$469,355.94</b>	<b>\$470,182.98</b>
<u>Income and Expense Summary</u>				
Dues Income - Operations	\$ 52,679.84	\$129,839.05	\$162,007.66	\$169,640.61
YTD Expenses	\$ 10,908.27	\$ 19,140.99	\$ 38,788.81	\$ 50,418.14
(Over)/Under	\$ 41,771.57	\$110,698.06	\$123,218.85	\$119,222.47
<u>Budget analysis</u>				
Budgeted Expenses 2023	\$193,068.00	\$193,068.00	\$193,068.00	\$193,068.00
Actual Expenses YTD	\$ 10,908.27	\$ 19,140.99	\$ 38,788.81	\$ 50,418.14
Amount (over)/under budget	\$182,159.73	\$173,927.01	\$154,279.19	\$142,649.86
<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 Reserves Income	\$ 88,521.18	\$ 88,521.18	\$ 88,521.18	\$ 88,521.18
2024 YTD Reserves Income	\$ 29,795.00	\$ 56,269.00	\$ 69,210.00	\$ 72,439.00
2024 Interest	\$ 49.62	\$ 106.95	\$ 176.87	\$ 249.56
2024 Reserves Expense	\$ -	\$ -	\$ -	\$ -
YTD Reserves Income	\$261,055.55	\$261,112.88	\$261,182.80	\$261,255.49
<u>Dues Collection statistics:</u>				
Households \$200 or less	79	105	122	119
Households over \$200	209	130	84	62
Households over \$572	13	13	56	44
Households over \$1000 due	10	10	10	10
Households with a payment plan	11	12	20	20
Notes:				

May	June	July	August	September	October	November
\$125,671.36						
\$158,352.17						
\$184,303.57						
\$342,655.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$468,327.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$179,336.56						
\$ 66,387.11						
\$112,949.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$193,068.00	\$193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00
\$ 66,387.11						
\$126,680.89	\$193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00	\$ 193,068.00
\$ 72,442.86						
\$ 91,692.58						
\$101,761.36						
\$ (93,412.05)						
\$ 88,521.18						
\$ 76,694.00						
\$ 325.80						
\$ -						
\$261,331.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120						
56						
39						
9						
22						

