

High Pointe North  
Homeowners Association  
Meeting Minutes  
January 12, 2009

1. Call to order – 6:30 pm President – Andrea Conti
2. Roll call –

Andrea Conti – President - Present  
Carl Baisden – Vice President - Present  
James Kruse – Treasurer – Absent - resigned  
Bill Richardson – Director – Absent – arrived late 6:49 pm  
Rachel Dixon – Director - Present  
Mario Moncada – Director – Present  
Gary Warren – Secretary – Present  
Eugene Hayes – Director – Absent - resigned

Visitor – John Endres

3. Minutes approved (unanimous) from previous meeting November 19, 2008, final version to be posted on community site.
4. Treasurer Report – As of the end of December balance was \$30,376.08, but the actual balance to date is a bit more due to recent activity. Some discrepancies were noted and corrected from the checkbook ledger and deposit statements received by the President from the resigned treasurer. Included in this were some dates and amounts that were not accurate. Corrections were made in the account ledger. Current dues continue to come in on a pretty consistent basis. We are still collecting dues with help from the attorney from 2008; we are still owed approximately \$6000 from 2008. Additionally Andrea has developed a tracking sheet to keep up with dues as they are paid. She is looking into a tax I.D. number for purchases made by the association. She is also looking into (and checking with the tax preparer) the utilization of an interest bearing or money market account.
5. Old board members / Open positions – reviewed and informed the board of the resignations of both James Kruse – treasurer, and Eugene Hayes – director.

Discussed the vacancies of the board as well as introduced John Endres as an interested member of the community who is willing to serve on the board. Carl makes a motion to add John as a director. Gary seconds the motion – unanimous approval – John is to complete the time remaining of an original 3 year term. We still have 2 – 1 year (less than) positions remaining to be filled.

HOA phone number established and posted on the web site to receive and track the incoming calls from the community.

6. HOA business and privacy discussions – discussed the issues in regard to this, as well as promoting the community to get involved and participate in meetings.

We discussed the importance of email communication and timely responses so we can continue to make progress with current issues while meeting less frequently.

We also discussed the directors “work” or responsibility loads, and brainstormed ideas to share these as well as getting more home owners involved.

#### 7. HPN Grounds, maintenance, irrigation

- Moved additional irrigation poly pipe behind bushes (still some additional pipe needing moved). We also discussed the fixing of a problem on West Campbell by the county dealing with some erosion that caused the fence cement posts being exposed.
- Discussed the monitoring of the irrigation system and John volunteered to help with this with additional help from Mario and Gary. Bill reminded us of the constant need that this will call for. We will also need to monitor the timer for the watering of the grounds.
- We discussed the performance of JVS as our lawn maintenance contractor on a month to month basis. We decided to keep them, and continue to monitor their performance. They are picking up the trash and bagging it, but not hauling it away. Bill said he will assume the liaison role with them, and will keep in touch with them as well as letting them know that he would be willing to dispose of the lawn garbage if they drop it off at his house. We will decide how the grounds will be fertilized when it is needed. We have estimates from JVS as well as others to consider when we need to.

#### 8. Attorney current and upcoming business

- Carl addressed the board in regards to the ongoing situation dealing with Earth Services attempting to collect money for damages to the irrigation system. We are not having any success – and considering taking them to small claims court. The board decides 5-2 to stop pursuing this since the risk may be too great for the association if we went to court.
- Reviewed and discussed the proposed amendment to the by-laws and covenants. This is the amendment that will allow the association to impose fines. Carl will e-mail this to the members of the board to review and we'll follow up on this.

- Discussion in reference to the parking permits that are available as well as the towing that has been taking place in our community. Mario voiced a concern from neighbors basically saying “they” were not properly informed. The HOA is not responsible for the towing; it is being enforced by the sheriff’s department and the fire marshal. Signs have been posted; every home in the community was informed in writing that was delivered door to door, as well as it being stated in the HOA by-laws.
- A visitor’s (Brian Rivers) vehicle that was towed and had to pay \$54 to the towing company has requested that Andrea submits his bill to the HOA for payment. This was done after the individual kicked and damaged her front door. Andrea made a motion for payment of his bill – denied unanimous decision. There had been a permit requested by somebody at this residence, but it was not for this individual or his vehicle. A recommendation was made by John to include vehicle tag numbers on the parking permits.
- Homes that are being rented – should we approach attorney to see what can be done to eliminate or screen those who do not own homes in our community. The board agrees to look into what legally can be done (at the homeowners expense) so the HOA can obtain background checks (or some similar screening process) for those who would like to rent a home in our community.

#### 9. Report of Committees:

- Neighborhood Watch - next step – we’ll meet after the next community meeting and confirm current block leaders, identify additional that are needed and attempt to fill the vacancies. We will also attempt to identify one block leader (not on the board) to take the lead on this program. In the interim Gary will take the lead here and attempt to make this transition. Andrea will forward the current information to Gary. Both John and Mario will assist.
- Code Enforcement- Carl Baisden- Still working diligently and will meet again with attorney. Once we get this going, we’ll plan on dividing the neighborhood into sections and assigning areas to monitor and track violations. These will be tracked on a spreadsheet with addresses. He needs input from all of the directors in reference to the amendment to the by-laws to take to the attorney. We also discussed the support team that will be needed as well as the temporary parking permits available from directors and on the HPN site that can be downloaded.

10. Open Forum – Yard of the month – Andrea needs the name of last month’s winner. Bill makes a motion to suspend the yard of the month program indefinitely due to past due assessments. John seconds the motion, unanimous decision to suspend this award until a future date.

11. General announcements date and location of next meeting –TBD

- We will remove decorations this coming Saturday and also take a look at the irrigation system.

12. Adjournment – President 9:35 pm