

**HPHA Board Meeting  
Tuesday, October 4th 15751 Mapleview**

Attendees:

Mila Senn(Mapleview), Matt Bach(Covewood), Mario Del Puerto (Terrace Lawn), Nori Kazdoy (Daleport), James Martin (Havenrock), Suzanne McLean (AMGI), Dave Santucci (Kingscrest)

0) September Meeting Minutes (Joan)  
Approved the September Meeting Minutes

- 1) Tennis Court Project Update (Matt)
- Discussion of initial bid investigation done in 2003 to prepare for the special assessment

In preparation for the Special Assessment vote in December 2003 Matt Bach got informational bids from two potential vendors, both had good track records for building and renovating tennis courts.

The general description of the project is as follows:

- New surface slab over the current court using post tension cable
- Multi-use net that can be raised and lowered to play tennis, badminton and volleyball as well as allowing rollerblading.
- Redoing the fence

The informational bids for the work were approximately \$40K.

- Form a Tennis Court Committee

Matt will send out an email to the membership asking for volunteers for the Tennis Court Committee. The committee will define the Tennis Court project Bid Specifications. We followed a similar process last year for the pool renovation project.

The board decided that the Tennis Court project could not begin unless full funds were on hand to complete the project.

In mid-October, Dave Santucci will review the funds available and the budget to forecast if and when the Tennis Court project can begin.

- 2) AMGI Update

a) Financial Status - dues, special assessment collections  
b) What is the current amount of the special assessment funds available for the Tennis Court Project?  
Reviewed delinquencies for dues and assessment.

Discussed approaches to collecting delinquencies and challenges in contacting delinquent accounts by phone.

AMGI will recommend a collections process.

c) Violations update from AMGI  
Decided to call City to remove an abandoned Chevrolet on Daleport, City Reference #312109. Removal should happen within 10 days.

Discussed handling of violations which involve easily movable items and violations which involve structural changes (fences, repairs, etc.).

This led to a discussion of the process for notifying and following through on violations.

AMGI will recommend a violations process.

The board will have a special meeting to define the collection and violation processes.

3) Update on Architectural Control Committee (AMGI)

No updates to report.

4) Status of Directory Update (Joan)  
Addresses are complete. Matt Bach is reviewing the informational materials in the Directory.

5) Park Communications  
- Flyers, Holler

Fall Holler went out in September.  
Park Fix-up Day Flyer to go out this week.  
Dog flyer sent to Regal Hill residents in September.

6) Welcome Committee Update (Nori)

7) Status of Park Maintenance issues (Matt)

- Park Fix-up Date scheduled for Oct 15th  
Flyers to go out this week.

8) Reschedule of Park Fall Concert

The concert cancelled by the hurricane forecast will not be rescheduled.

9) Other topics -- please contact me with suggestions

James Martin of Havenrock reported that he has had several power outages and interruptions over the last year, since moving in. The TXU Delivery repair person said that the problem leads to outages and disruptions on Havenrock, Covewood and Mapleview. The repair person recommended that the Homeowners Association contact TXU Delivery asking that they replace the underground power lines on Havenrock, Covewood and Mapleview. AMGI made a call to TXU Delivery on Oct. 4<sup>th</sup>.

The board discussed and approved an invoice from the law firm of Godwin Gruber for work done around collecting from the Ismailoff estate. The invoice, #86873, or work done through July of 2005 is for \$2116.88. The expectation is that the estate will be settled by May of 2006. Proceeds are expected to include the money owed to HPHA plus attorney fees.

Per a joint request from Dave Santucci and Matt Bach the board voted Matt Bach President and Dave Santucci as Treasurer effective immediately.