

## **August 2012 Board Meeting**

Thursday, Aug 2, 7:30 pm

Dallas Bible Church, 15765 Hillcrest

### **Minutes:**

7:31pm Ken established a quorum and called meeting to order.

Ken made a motion to approve July 2012 Meeting Minutes. Jim seconded. Motion passed.

### **Monthly Updates**

(detailed reports submitted to BOD/Secretary are attached separately)

#### **Treasurer Report: Leslie Martin**

Leslie is working on foreclosures. We have approved and paid a retainer for a lawyer to represent us in the case on Daleport. We are now aligned with RISD as plaintiffs in the case. Leslie and Tony are working on the audit. Leslie reported Delinquencies and Collections are also in the works.

#### **Infrastructure Sustainability - Tony Bennett**

(submitted a written report)

Tony reported a simple survey is being prepared to assist the team working on this to prioritize their work (eg; safety and security). A physical survey needs to be created specifying age, useful life, etc., of assets. They will benchmark investment to rehab versus replace.

Discussion:

Suggestion made to coordinate with park south of Arapaho if they are replacing lights, etc. Gary Popken requested to be in the group working sustainability. Tony acknowledged.

#### **Legislative Activities - Nancy Bamberger**

Collections policy is filed.

Copy and records retention policy in process.

Need assistance with updating by-laws to new TX HOA legislation.

#### **Architectural Control Activities: Nancy Bamberger, Jim Land**

May need to incorporate legislative requirements regarding fines and non-compliance into by laws. Declarations do have specifications regarding fines. Need to set up an ACC meeting via email.

#### **Pool Manager Activities - Patty Bressler, Pool Manager**

(submitted a written report)

Pool has been running smoothly this summer. Attendants are working 4 – 9 pm generally. Patty purchased 20 replacement keys. Recommends a new key system be budgeted for future.

We are going to proceed to get bids to replace the sand filters.

Pool needs will be coordinated with the infrastructure committee.

We are looking into getting City sanitation service and roll carts for the pool. We currently do not pay for sanitation pick up and trash has been put in member roll carts or taken away by Daniel on weeks that he does mow.

**Park Grounds Maintenance** - Ken Savage, Park Ranger

Sprinklers: We recently repaired sprinkler controller. Now that it's repaired, we are increasing watering as grass needs it.

Mark Buschardt offered to arrange a free assessment of our grass for drought, grubs, disease, etc. To be coordinated with Ken.

Walkways: We will proceed with walkway repairs. Ken set a time for Sat 8/4 at 10 am to walk the park and mark the worst spots for estimates. Need to determine which spots can be ground down and which require more significant repair. Our approved budget is \$5,000.

Officer Peck/Security: Ken purchased a bright green vest for Officer Peck to wear when patrolling HPHA so he is easily identifiable.

**Communications Activities** - Melissa Santucci

Summer Holler Distributed with 3Q statements.

Survey results of Directory: Paper: 7, both: 6, electronic: 12

(less than 10% of members responding, it would be good to get more input)

BOD meeting announcement emailed park-wide prior to 72 hour deadline. All other BOD meeting dates/times are on the website and will be held at the church.

HPHA website hosting must be changed at the end of 2012. The website developer to quit.

Many updated posts to website. Still needs more updating.

Draft announcement of Finger Food Friday for August 10th. To send park-wide soon.

Thanks to Sue Bach for agreeing to be coordinator.

Kingscrest: 15746 update. Keeping in contact with property management company to get the abandoned home and yard cleaned up. Notified Kingscrest residents of status and contact info in the event of any issues.

**Volunteer Report** - Sharon Hassell

No report

**Old Business:**

(covered within above reports)

**New Business:**

Next BOD meeting, Sept 6, 7:30 pm. Dallas Bible Church

Attending Aug BOD meeting:

Ken Savage, Regal Hill

Melissa Santucci, Kingscrest

Vera Stern, Mapleview

Leslie Martin, Havenrock

Nancy Bamberger, Overmead

Jim Land, Terrace Lawn

Patty Bressler, Covewood

Matt and Sue Bach

Tony Bennett

Sandy Savage

Sharon Crowder

Gary Popken

Cathie Sells