**HPHA Monthly Board Meeting Thursday July 13, 2024**

Board Members in attendance: Ken Salvage, Matthew Bach, Marc & Erica Tomlinson, Sharon Crowder, David Martin, Cody, Courtany, and Sam & Tana Sears.

From All About Service: Gerry Laxon

Articular control committee: Nick Coleman

Homeowners:

Tom & Bea Aton

Steve & Barbara Stockton

Emily Martin

Sue Bach

Len Kiefel

Ken Crowder

David & Nancy Bamberger

Ivy Gold & Mark Lewis

Dave & Mellissa Santucci

Adrian N.

Greg & Trish Simpson

Ken called the meeting to order at 6:34 pm.

Ken motioned to approve the minutes as submitted

Cody seconded

Unanimous approval.

Gerry presented financials

Ken motioned to approve

Sharon seconded

Unanimous approval.

**Pool Update/Pool Manager Activities**

Erica covered Pool Updates

* Saltwater conversion is complete;
* Has significantly reduced our chlorine consumption; and
* Discusses updates on security camera installation.

**Ground Maintenance**

Gerry covered Ground Maintenance

* Some of the sprinklers were damaged from the storm:
	+ Damage has either been repaired or is in the process of being repaired.
* Discussed sidewalks between Kingscrest and TLC;
* Discussed possible ping-pong table donation to the park; and
* Discussed Google Maps identifying our private park as a public park.

**Communication**

Gerry covered Communication

* Residences appear to be looking at the new webpage;
	+ Circle reps were asked to continue to encourage people to use the HOA website; and
	+ Residence directory is available on the website.

**Community Park Activity**

Emily covered park activity

* Planning for a swim up movie later this month:
	+ Free Entry;
	+ Buy in for dinner and snack.
* Discussed getting new picknick tables for the pool area:
	+ The goal is to raise the money through donations and fundraisers.
* Discussed intent to plan Labor Day party; and
* Discussed neighborhood night out and various restaurant options.

**Architecture Control**

Nick covered Architecture Control

* Discussed proposed changes to our declarations, covenants, and restrictions.
	+ Motivated by:
		- The current trend to tear down and rebuild;
		- Existing declarations, covenants, and restricted don’t accurately reflect our current neighborhood’s footprint.
* Discussed including explicit statements on grandfathering;
* Power point presentation outlining proposed changes:
	+ Maximum 40% of lot coverage for the structure;
	+ Maximum 10% of lot coverage for impervious surface;
	+ Caping maximum building height;
	+ Discussed changes to setbacks;
	+ Specifically allow garage conversion;
	+ Property’s experiencing long term construction need to be kept clean and orderly or they will be required to put up a temporary privacy fence;
	+ List the requirement that contractors adhere to the constructions restrictions specified in the City of Dallas development code.
* Discusses voting limitations and corporate buyups;
* Discusses other possible changes to our declarations, covenants, and restrictions.

Meeting adjourned 8:01 pm