**HPHA Monthly Board Meeting Thursday August 8, 2024**

Board Members in attendance: Sharon Crowder, Margeret; Courtany; Erica Tomlinson, Adam, Cody, David, Sam Sears

From All About Service: Gerry Laxon

Articular control committee: Nick Coleman

Homeowners: Rachel

6:37 Tana called the meeting to order

Margeret motioned to approve the minuets with corrections

Sharon seconded

Unanimous approval

**Architecture Control**

Nick covered Architecture Control

* Data for the homes in the park, regarding the initial ground coverage has been updated. Some driveways were left out of the initial data. With this the new data now included, 5 houses are over the proposed 50% lot coverage. Discussed increasing the proposed maximum total lot coverage to 55%; and
* Discussed possibly specifically focusing on green space minimum with a proposed minimum green space of 45%.

Courtney motioned to approve updating the proposed amendment to the Covenants and Restrictions to include a proposed maximum of 15% other impervious surface(s) and 40% lot structure, for a total of 55% lot coverage.

Adam seconded

Unanimous approval

**Pool Update/Pool Manager Activities**

Erica covered Pool Updates

* Things are going well;
* Kids are getting a little wild and leaving the pool a little messy;
* Pool attendance will be available only on the weekends once school starts;
* Currently working on getting someone to do the off season pool maintenance; and
* Discussed a possible TV donation for the pool.

**Ground Maintenance**

Gerry covered Ground maintenance

* Trees have been trimmed;
* There is another leak outside of the pool area; and
* All sprinkler stations are currently working. However, the sprinklers behind Covewood and Havenrock don’t have enough water pressure to run all the sprinklers that are attached to that line.

**Security updates**

Gerry covered Security updates

* It has been quite, there is nothing new to report; and
* Discussed city wide problem with drug dealers using vacant houses for illegal activities.

**Communications**

* Website is working well

**Social Committee**

David covered Social Committee

* Nothing is currently planned;
* They may plan to do one more movie nights at the pool;

**Executive session**

Collections

* Dues are up to date

Violations

* Violation on rental house;
* Unregistered Car in the lot;
* Business is being ran out of a rental house; and
* Discussed how to handle problem renters:
	+ Discussed changing the way we handle multiple and reoccurring violations.
	+ Discussed increasing the fees.

Meeting adjourned at 7:41