

Association Meeting – January 25, 2006 -- 8:00 p.m.

Agenda – Trustee Copy

(also used as official minutes for the record)

1. Call meeting to order - David

Meeting announced in newsletter and signs at entrances.

Last association meeting was annual meeting in January of 2005.

Minutes for that meeting are on file.

Based on the number of newsletters sent out and the internet website, several years ago we moved from multiple meeting to a single annual meeting.

(DO NOT STOP FOR QUESTIONS)

2. 2005 Financial Report - Bob

- A. Recap of 2005 as column in multi-year rolling budget
- B. Note overages and under budget line items
- C. Proposed budget for 2006 - keep brief – only note project amounts
- D. Major projects in 2006 will complete the High Point 2000 Plan!!!!!!
- E. Summer rental price increase only with private pool hours to \$225
- F. Dues collection status for 2005 & 2006
- G. Expected income from Monticello (single payment and ongoing dues)

3. Trustee reports – David introduce

Monticello - Bob

- ✓ 33 high-end luxury clusters will be built on two streets – old school board land
- ✓ City Engineer required complete removal of trees and complete grade change
- ✓ Parkview has completed street and utility work
- ✓ Dry detention basin complete and it is big – over capacity to relieve Admiralty
- ✓ Three building permits underway with construction beginning early as next week
- ✓ Representatives from Parkview will have an update presentation later in program

Pool Repair - Jack

- ✓ Leaks suspected in pool basin
- ✓ Tested by several firms and breaks in skimmer system identified
- ✓ Repairs done by Metropolitan Pool Service in fall (including bubbler)
- ✓ Pool shell still intact and good for a number of years
- ✓ Freeze-thaw is culprit responsible for this kind of damage in this climate

Pool Renovation - Jack

- ✓ With leaks being repaired, trustees looked at finish of the interior
- ✓ Marcite is a plaster that only lasts so long – maximum is 12 years in mild weather
- ✓ Our surface had some problems and tiles breaking loose
- ✓ Decision made to replace surface and tiles
- ✓ Project bid out to 8 firms – extensive work by trustees in evaluating bids
- ✓ Numerous site visits to look at alternative finishes
- ✓ DiamondBrite and new tile to be installed by A&A Plastering of Cincinnati
- ✓ This is an investment and keeps our pool in excellent condition
- ✓ Could have waited another year, but too many possible problems
- ✓ DiamondBrite should last 15-20 years, which would be time to replace basin

Clubhouse Lobby Renovation - Mark

- ✓ Last phase of clubhouse project will finally be done beginning next week
- ✓ Lobby and kitchen will be renovated
- ✓ New kitchen cabinets, counter tops, appliances, floor, wallcovering
- ✓ Old bar goes away and new storage room created
- ✓ Lobby gets new woodwork, interior and exterior doors, windows and carpet
- ✓ Old office becomes small conference room that can be used by residents for small group meetings. Many residents are on boards or committees and will be able to use for meetings – no kitchen or party room use. No charge, but booked through hotline. Can be one-time or recurring. Added benefit after remodel.
- ✓ Outside steps will be redone in the fall and new porch roof added

Social - Mark

- ✓ **Kid's Holiday party** was largest crowd ever with 230 people and it fit nicely in the new room – could never have done it in old building
- ✓ Great entertainment with a magic show
- ✓ Santa was here for last-minute requests & Mr. Balloon was a big hit again
- ✓ More grandchildren than ever before & big adult crowd with kids

- ✓ **Wine Tasting on Saturday, January 28** – 6:00 to 9:00 pm
- ✓ Snacks, desserts, wine & entertainment \$30 per person
- ✓ Limited reservations – using Royal Fine Wine

- ✓ **Easter Egg Scramble** – 19th annual on Sunday, April 9

Website Update - Bob

- ✓ www.highpoint-homeowners.com going strong – best site and being copied
- ✓ tremendous resources available on demand
- ✓ sales tool for those interested in High Point
- ✓ up-to-the-minute rental calendar

Landscape & Grounds - Jack

- ✓ AccuCut finished first year of 2-year contract - huge 30% savings over 2004
- ✓ Significant improvement, but corrections to be made in 2006
- ✓ Should have annuals at entrance signs

Clubhouse Rentals - Mark

- ✓ Many summer dates remain
- ✓ Summer Rental with private pool time from 10:00 to midnight is \$225
Extra cost covers lifeguard hours for private party
- ✓ Summer Rental ending at 10:00 pm is still \$125
- ✓ Summer Rental with no pool is still \$125
- ✓ Experiment to allow parties to start at 4:00 pm has worked very well and will be repeated in 2006

4. Trustee Elections - David

- ✓ Five trustees elected for two-year terms
- ✓ Jack, Mark and David serving two-year terms that end in January of 2007
- ✓ Two positions are up for term that will end in January of 2008
- ✓ Bob Campobenedetto and Ken Evans on ballot
- ✓ Ballots available for anyone who has not yet cast a ballot
- ✓ Mailbox ballots have now been collected – results will be in May newsletter

5. Monticello Update – Ryan Puzzitiello, Parkview Homes

- ✓ Sales report
- ✓ Presentation of models and elevations

6. Audience comments and questions - David

7. Adjournment