

# Association Meeting – January 24, 2007 -- 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 2006.

Minutes for that meeting are on file.

We currently have a single meeting each year, our annual meeting.

**(DO NOT STOP FOR QUESTIONS)**

### **2. 2006 Financial Report – Bob & David**

- 1) Dues were \$270 for 22 years (yellow highlight), ending in 2003. We are now at \$330 (blue highlight) and we project this will continue to at least 2014, which would be 11 years.
- 2) We had a \$26,400 receipt (pale yellow highlight) from Parkview Homes in 2006, which was the Recreation Fee for 33 clusters being built in Monticello. We do appreciate the payment from Parkview, which was based on 33 homes at \$800 each. This is in lieu of additional recreation facilities they would have been required to provide for these homes being added into the association.
- 3) Some of you may have noticed some unusual numbers in the Landscape Management (pale orange highlight) category. I would point out that we were at \$40,000 for a number of years for fertilization and grass cutting and then when we went out to bid for 2005-2006, we one very low bid. After careful investigation, we accepted the bid for two years. AccuCut did a good job, but they realized they underbid and have raised their price for 2007-2008, although it is still lower than the next lowest bid in 2005. But we had to adjust our numbers back to reality.
- 4) You can see in the utility category (rose highlight) that we have battled rising costs and were successful in managing our use where we dropped our cost and we hope to continue holding down our utility costs. It is important to note that our costs dropped even as we added on to this facility.
- 5) We show a \$10,000 number (light green highlight) for security in 2007. This is an anticipated cost for adding a security monitoring system for the tennis courts, recreation area and basketball court. Our rising vandalism costs here have made this necessary and we would not proceed with replacement of the playground equipment until that was done. This surveillance system would protect our investments.
- 6) Also in light green highlight are our capital investments. David Knowles will comment on those numbers. Here we see the projects completed in 2003, 04, 05 and this past year of 06. There has been tremendous work to maintain and improve our facilities. In 2006 we remodeled the lobby and kitchen of this building. A new conference room was created, and if you haven't seen it, please stop back tonight. Our kitchen was totally redesigned from the floor up and a bar was added for serving. We have had tremendous positive feedback on these investments. That completed the work we set out to accomplish in our HP 2000 plan.
- 7) (Flash \$819,028 on screen) You may be wondering about this number. It is the total capital investment since 1995 that we have made in our development. That is an astounding number. Not just because of the large amount, but the fact that we maintained dues at \$270 for 22 years and will now hold dues at \$330 for another long

period while making these substantial investments. Now that we have completely re-built our facilities and made major improvements, we will be working on the next round by building our reserves. You can see we still project replacing the playground equipment and replacing the tennis courts in the future. Nothing lasts forever and we are working and planning on keeping High Point the best development in the City of Strongsville. We may not be the newest, but we want to continue to be the pacesetter.

### **3. Trustee reports – David introduce**

#### **Monticello Clusters - Bob**

- ✓ 33 high-end luxury clusters will be built on two streets – old school board land
- ✓ Dry detention basin is big – over capacity to help Admiralty – not lower by Pearl East
- ✓ Several new homeowners in 2006 – more to follow
- ✓ Representatives from Parkview here to answer questions after meeting

#### **Pool Repair Last Summer - Jack**

- ✓ We opened last year a week late due to pool renovation work – it was worth it
- ✓ A&A Plastering from Cincinnati did a great job on the pool surface
- ✓ No cracks in the summer and smooth – DiamondBrite could be a great product
- ✓ Bubbler working much better –everything ready for 2007

#### **Social - Mark**

- ✓ **Kid's Holiday party** was largest crowd ever with 240 people and filled the room
- ✓ Great entertainment with a magic show & balloons
- ✓ More grandchildren than ever before & big adult crowd with kids
- ✓ **Easter Egg Scramble** – 20<sup>th</sup> annual on Sunday, April 1

#### **Website Update - Jack**

- ✓ New URL – now [www.hpohio.com](http://www.hpohio.com) simple and easy to remember
- ✓ Same website – same comprehensive information
- ✓ Bring it up on screen and demonstrate including calendar

#### **Resident Online Survey - Mark**

- ✓ Quick review of results – full detail in May newsletter

#### **Huge Announcement - Jack**

- ✓ New Homeowner Hotline phone number immediately – 440-638-4304 – why?
- ✓ Internet at the pool for summer – wireless for people at the pool
- ✓ That is why phone number had to change – service with WOW
- ✓ Mention WOW rep to answer questions after meeting

### **4. Trustee Elections – Bob & David**

- ✓ **Bob** - Five trustees elected for two-year terms – bob & Ken serving two-year term
- ✓ Three positions are up for term that will end in January of 2009
- ✓ David Knowles, Jack Schneider & Mark Skalak 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
- ✓ **David** to do DRAWING for free non-pool rental (two if more than 50 attending)  
Draw lucky winner

### **5. Audience comments and questions - David**

### **7. Adjournment**