

# Association Meeting – January 30, 2008 -- 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 2007.

Minutes for that meeting are on file.

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

**(DO NOT STOP FOR QUESTIONS)**

### **2. BIG Announcement – Mark**

Our BIG announcement is that we are replacing our playground this spring and will have a new area created by April. Homeowner survey one year ago showed one amenity that had poor ratings. Association trustees planned replacement of playground and budgeted in 2006, but delayed the project because we felt the playground was still acceptable. A budget was set up for 2008 as a capital expense for \$65,000. We began this project planning in 2007 and in the late fall became aware of foundation grants that could help pay for as much as half of the cost of the equipment. Requirements for features were established and a Request For Proposal was prepared and sent to about a dozen manufacturers and representatives. We narrowed the search to three and had face-to-face meetings. We evaluated proposals and in the end chose a local firm – Snider and Associates from North Royalton – to construct our new playground. It is manufactured by Play & Park Recreation.

There are two separate units. A small one is targeted for ages 2-5. We heard from parents of younger children that playing on the big unit with older kids was difficult. This will allow smaller children to play on their own fixture, but be in the same area as older kids. This way, families with varied ages can enjoy this together. Our larger unit is targeted for ages 5-12. We are also replacing and adding benches in the area. As part of this project, all existing equipment is trashed. We are removing the sand volleyball court and it will be replaced with grass. Our new playground will be completely ADA and handicap certified. Best of all, it is being built by the manufacturer's professional install crew. We hope the new playground will be ready for dedication at our 21<sup>st</sup> Annual Easter Egg Scramble.

Ken will take us through the drawings and models. (LC projector from laptop)

### **3. 2007 Financial Report – Bob**

Slide of 2007 Budget vs Actual

- 1) We finished 2007 over budget by \$13,770. If you take out \$40,335 for capital projects (that is the playground amount paid in 2007 for 2008), we actually finished 2008 under budget by \$26,566. I will talk a little more about the playground in a minute.
- 2) Dues were \$330 for 2007 and again in 2008. We have a few more Monticello homes, but that has slowed down. We also collected a few prior years dues. As usual, we have continued to project out our financials for an extended period. We do not have a reserve fund, as we have aggressively replaced, repaired and remodeled all of our facilities and amenities in recent years. Your trustees anticipate we will continue to do this and keep the dues at \$330 for a number of years to come.
- 3) Our capital improvements in 2007 were concrete repairs to steps, sidewalks and parking lots. We budgeted \$10,000 and came in at \$6,975. We had significant overspends

in clubhouse operations and the recreation area, but nothing there was exceptional. Our groundskeeping, combined utilities and security came in under budget. We had researched a remote camera system for the recreation area and budgeted for that to attempt to curb the vandalism, but we did not go forward due to the technology cost.

Slide of Budget projection thru 2015

- 4) In our budget projection, you can see we anticipate work on the tennis courts down the road a few years. We are already working on that and have some ideas we are looking at for a different approach to solve our problems.
- 5) We put in the present playground in 1994 and feel 13 years is a good return on our investment. As we did our research, we found that grants are available in the month of November to stimulate sales through the end of the year. By taking advantage of the grant and paying by the end of November, we purchased over \$80,000 of equipment (this is actual savings) for \$40,335. That is why we think homeowners are getting a good return on their investment. Trustees are working hard for residents. Installation is another \$29,000 with repairs to the construction damage and volleyball removal. Snider & Associates is a local firm and we are convinced they will do a great job for us. All of the playground slides are on our website to view. This brings High Point total capital investments made since 1994 to \$895,003, an outstanding achievement.

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

##### **Social - Jack**

- ✓ **Easter Egg Scramble – 21<sup>st</sup> Annual** on Sunday, March 16 – VERY early  
In case of bad weather, Homeowner Hotline will have up-to-date announcement
- ✓ Thousands of eggs will be ready for the crowd of kids
- ✓ **Kid's Holiday party** was on a blizzard day –good crowd still
- ✓ Great entertainment with a magic show & balloons
- ✓ Many grandchildren and playground announced
- ✓ Thanks to folks listed in newsletter who helped with stuffing candy stockings

##### **Landscape Contractor - Mark**

- ✓ Evaluate contractor services every year - challenges with AccuCut in their 3<sup>rd</sup> year
- ✓ Trustees tried to stay on top of problems – thanks to Jack for all his extra work
- ✓ Determined we needed to make a change and solicited bids from selected firms
- ✓ Not a full bid process, but we contacted a number of firms
- ✓ Interviewed two finalists – both local and very good proposals
- ✓ Selected Erie Landscaping from Strongsville
- ✓ Have used them for special projects in the past with good results
- ✓ Prepared a plan to address all of our requirements
- ✓ Learning curve during first months, but let us know about problems
- ✓ Same price as our previous contractor with much better service anticipated

##### **Association Improvements - Jack**

- ✓ Budgeted to do some tennis court surface repair and perhaps painting work
- ✓ Plan now is to replace or completely refinish all pool deck chairs this year  
We bought last ones before the new pool and some are still original from 1978  
Long overdue to have new chairs as some are in bad shape

##### **Website Update - Bob**

- ✓ [www.hpohio.com](http://www.hpohio.com) easy to find and use (bring up if we can get it on wireless)
- ✓ comprehensive information that we keep updated on a regular basis
- ✓ Rental calendar online is great help for those looking for dates to rent
- ✓ Wireless again offered at pool

## **5. Ray Haseley – David**

- ✓ Introduce Ray Haseley our Ward 2 councilman and thank him for Council President leadership for the past 6 years  
(Ray has been confirmed and will attend)

## **6. Trustee Elections – David**

- ✓ Five trustees elected for two-year terms – Jack, Mark and David serving two-year term
- ✓ Two positions are up for term that will end in January of 2009
- ✓ Bob Campobenedetto and Ken Evans on ballot
- ✓ Mailbox ballots have now been collected – results announced in May newsletter

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

## **8. Adjournment**

**THANK ATTENDEES FOR ATTENDING AND REMIND TO TURN IN BALLOTS**

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