

Association Meeting – January 21, 2009 -- 8:00 p.m.

Agenda – Trustee Copy

(also used as official minutes for the record)

1. Call meeting to order - Bob

Meeting announced in newsletter and signs at entrances.

Last association meeting was annual meeting in January of 2008. Minutes are on file.

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

Trustee David Knowles is unable to be here as he has a city Club meeting tonight.

(DO NOT STOP FOR QUESTIONS)

2. 2007 Financial Report – Bob

Slide of 2008 Budget vs Actual (as published in our January newsletter)

- 1) Finished 2008 over budget by \$6,462. That is about the amount that we were over budget on the playground replacement, which resulted from additional items and work that were performed as part of the project. You could attribute it to buying replacement pool deck chairs or to a surge in our natural gas usage and cost. Although we like to hit our numbers, we were not concerned about being slightly over budget with two major investments sharing responsibility. We are still well within our long term plan.
- 2) We collected 2008 dues from all but two homes. One was in foreclosure and the other is involved in a well-publicized mortgage fraud court case. That was an accomplishment considering the economy was not that strong and many associations in our city struggled to collect dues and had many unpaid at the end of 2008. We are working now to collect 2009 dues and expect to collect from every home again this year. If you have your home for sale, you are obligated to pay dues now and in the event of a sale, you receive a prorated amount back from the buyer in your escrow transaction.
- 3) Our interest earnings were down because our funds are all in insured banks and their rates dropped in 2008, reducing the amount of interest we earned.
- 4) Whatever else Bob wants to highlight.....

Slide of Budget projection thru 2019

- 1) In our budget projection, you can see we try to anticipate or normal operations and special projects. High Point does not have a reserve fund by design. Instead we have an active management plan that projects repair and replacement of major facilities and equipment. This way there are no surprises and we are in control.
- 2) Our dues have been at \$330 since 2004 and before that, we had 22 years at \$270. You can see we expect to have the dues at \$330 for at least the 10 years that we announced when we raised the dues. As you can see, our day-to-day operating expenses continue to grow and our income remains flat. At some point after 2014, we will have to look at a dues increase.
- 3) This board of trustees continues to actively manage every contract to maximize our value. We bid out work where we can to ensure our best value.
- 4) In addition, I would point out that since we began the capital investment program called HP 2000 in 1995, we have now invested over \$900,000 in projects, renovations and improvements. HP budget operation is better than come cities.

3. Trustee reports – Bob introduce

Social - Mark

Easter Egg Scramble – 22nd Annual on Sunday, April 5

✓ Thousands of eggs will be ready for the crowd of kids

- ✓ In case of bad weather, Homeowner Hotline will have up-to-date announcement

Kid's Holiday party in December was biggest on record – great weather

- ✓ Great entertainment with a magic show & balloons
- ✓ Have to work on problem of invited guests not in High Point – several large groups
- ✓ We switched from candy stocking to ornament

Swim Team was big operation again this year – very pleased with this organization

- ✓ Tremendous thanks to Rita Washko who has continued to head up this group
- ✓ Great benefit to kids in our development
- ✓ Also nice to showcase our facility when other teams come here for meets

Pool Operations are included here, as they really don't fit anywhere else

- ✓ Had a good year in 2008. Some rough spots in the beginning and some people issues
- ✓ Metropolitan provided the management services as they have for 17 years
- ✓ We continue to work to perfect our relationship with them and the on-site staff

Landscape Contractor - Jack

- ✓ This was first year for Erie Landscaping, based in Strongsville
- ✓ Trustees tried to stay on top of problems for new contractor
- ✓ Turned out we enjoyed excellent service and trustees are very pleased with work
- ✓ Many special projects were done this summer and we got a lot done
- ✓ Snow plowing at clubhouse is also done by Erie and doing a great job
- ✓ Expect even more in 2009 as they are now used to the development
- ✓ Appreciate those who contacted the trustees with issues – all have been worked out

Association Improvements - Jack

- ✓ Replaced all of our pool deck chairs and lounges. Some of these were 16 years old
- ✓ Several attempts to get new umbrellas
- ✓ Need to begin planning for tennis court surface work
- ✓ Interested in alternatives, since the court surface has not lasted as we hoped
- ✓ Looking for volunteers to help with this project

- ✓ **And speaking of improvements** - Pool Passes ordered now for coming summer
- ✓ Almost every association in Strongsville does it this way – huge time saver
- ✓ In recent years people have tended to not order and expect them during the season the day they want to come swimming. Trustees spent way too much of their personal time filling pool pass orders last summer.
- ✓ If people have not ordered passes? Final reminder in May newsletter with possible fee

4. Trustee Elections – Ken

- ✓ Five trustees elected for two-year terms – Bob and Ken serving two-year term
- ✓ Three positions are up for term that will end in January of 2010
- ✓ David Knowles, Jack Schneider & Mark Skalak on ballot
- ✓ Mailbox ballots have now been collected – results announced in May newsletter

5. Audience comments and questions - Bob

6. Adjournment

THANK ATTENDEES FOR ATTENDING AND REMIND PEOPLE TO TURN IN BALLOTS