

High Point Annual Meeting – January 20, 2011 -- 8:00 p.m.

Agenda - Trustee Copy
(Official minutes for the record)

1. Call meeting to order & Welcome – David (Slide #2)

Meeting announced in newsletter and signs at entrances. (Slide #3-4) Last association meeting was annual meeting in January of 2010. Minutes are on file. We currently have one meeting each year, our annual meeting. (Slide #5) Our website address is www.hpohio.com (No questions here)

2. 2010 Financial Report – Bob (Slide #6)

Slide of 2010 Budget vs Actual (Slide #A) (as published in our January newsletter)

- 1) Collected 2010 dues from almost all residents. Followed up on all outstanding and continue to work on collections. Several still tied to foreclosure and well-publicized mortgage fraud court case. Considering continuing economic problems, many associations in our city have struggled to collect dues and had many unpaid at the end of 2010. Now collecting dues for 2011 and expect to have same results. 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. We do place liens for unpaid dues where it makes sense.
- 2) Rental income is based on 110 rental uses of clubhouse throughout the year – lots of use
- 3) Although we went outside the budget in a few categories, we also had a few that were under our projections. (talk briefly about category details here)
- 4) We continue to monitor each and every expense. All of our major contracts are bid out and we realize superior service and significant savings because of that. One example is the pool management contract. We know we pay roughly half what another association that has 2/3 of the staff that we do. This is an example of a long-term relationship that works for us.
- 5) (Slide #7-10) Our association continues to be financially conservative, but we also invest in our amenities and facilities to maintain our status as a premier planned recreation community. You should remember that we passed a milestone last May, when we reached the Million Dollar mark in investments and capital improvements since the HP 2000 plan began in 1995. Most cities cannot boast a record on par with what we have done. In 2010 we did some improvements to the pool and we will talk about those in a few minutes.

Slide of Budget projection thru 2020 (Slide #B) (on the back of the meeting agenda too)

- 1) In our budget projection, we try to anticipate 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. Most city governments don't do this. *Add observations.*
- 2) (Slide #11) Our dues have \$330 since 2004 and before that, 22 years at \$270. We expect to have the dues at \$330 for at least the 10 years that we announced in 2004 when we raised the dues. As our day-to-day operating expenses continue to grow and our income remains flat, we project a dues increase to \$360 for 2016. That would be 12 years at \$330. Not bad.
- 3) (Slide #12) How other associations compare on dues/amenities – just so residents are aware

Questions at this time on finance

3. Trustee Reports – Ken introduce (Slide #13)

Recent Capital Improvements – David (Slide #14)

(Slide #15-17) Tennis Court surface & rebounders

- ✓ Very favorable comments from residents on the new court surface done in 2009.
- ✓ Lots of use by residents throughout the year and also the rebounders

Playground and Swingset base

- ✓ Very pleased with the playground equipment we installed in 2008. Still looks new.
- ✓ New wood chip base for swings has worked very well and greatly improved safety.

Walking Bridge Repair and Painting

- ✓ Contractor did a nice job repairing and painting the several bridges on our trails

Pool Operations – Mark (Slide #18)

- ✓ Metropolitan Pools again provided services. Good crew worked hard
- ✓ Out to bid for snack services – January newsletter had full information if anyone interested
- ✓ Swim team again with Deerfield Woods – special thanks to Rita Washko, team president
- ✓ Remember pool passes being ordered now with dues for summer of 2011
- ✓ (Slide #C) Thought we would share 2010 pool schedule for lifeguards – people may take it for granted that lifeguards just show up – very detailed staffing plan is used by trustees

New Pool Water Features – Jack (Slide #19)

- ✓ New pool water features in 2010 – Pool party on Opening Day with food & fun (also 2011)
 1. (Slide #D) Photo of Nerdy Bird that was a big hit for kids (we bought showroom model)
 2. Photo of Flippin Cones that will be added in 2011
 3. Mazur page that shows sketch of Nerdy Bird & Bollard
 4. Mazur page that shows sketch of Flippin Cones
 5. Mazur page that shows the interchangeable base that allows feature swapping
- ✓ Talk about the Cottonwood trees, what happened, the temporary problems and the fix
- ✓ Explain why the trustees felt this investment was important and payback to High Point
- ✓ Added bonus was finding and fixing the basin leak that has plagued us for years

Social – Mark (Slide #20)

Easter Egg Scramble – 24th Annual on Sunday, April 17 at 2:00 pm

- ✓ Three thousand eggs will be ready for the crowd of kids – over in the blink of an eye
- ✓ In case of bad weather, Homeowner Hotline will have up-to-date announcement

Kid's Holiday party in December great crowd – all-to-wall people filled the clubhouse

- ✓ Great entertainment with a magic show & balloons & a great Santa
- ✓ Ornament given to attendees – interested if anyone has suggestions or comments
- ✓ Apologize for problems again with photography – trustees will address and try again

Always open to ideas – adult Halloween party discussed last year but nothing happened

Landscape Contractor – Jack (Slide #21)

- ✓ Erie Landscaping, based in Strongsville, past three years – new two-year contract
- ✓ Trustees very pleased with overall work – many added projects including tree removal
- ✓ Snow plowing at clubhouse is also done by Erie and doing a great job
- ✓ Appreciate those who contacted the trustees with issues – all have been worked out

Ohio Planned Community Law – David (Slide #22)

- ✓ Chapter 5312 of Ohio Revised Code new in 2010 – similar to Condo law a few years ago
- ✓ Trustees aware of requirements and we already meet or exceed in all categories
- ✓ Recorded C&R (HP in 1976), open financial books (we do financial review & report)
- ✓ Adopt budget with reserve fund – HP has different approach - long-term financial plan
- ✓ Will continue to operate in best interest of residents following prudent and sensible course

Association Improvements for 2011 – Bob (Slide #23)

- ✓ New security system planned for clubhouse with cameras that will broadcast on internet
- ✓ Good news is that only additional water feature and security system only planned projects
- ✓ Infrastructure replacements continue all the time (pool umbrellas, chairs, landscape, etc)

4. Audience comments and questions – Bob (Slide #24)

5. Trustee Elections – David (notes below) (Slide #25)

6. Adjourn

- ✓ Five trustees elected for two-year terms – David, Mark & Jack up for election
- ✓ Mailbox ballots have now been collected – results announced in May newsletter

THANK THOSE WHO ATTENDED & REMIND PEOPLE TO TURN IN DUES & BALLOTS ke