

High Point Annual Meeting – January 19, 2012 -- 8:00 p.m.

Agenda - Trustee Copy
(Official minutes for the record)

1. Call meeting to order & Welcome – David (Slide #2-3)

- § Meeting announced in newsletter and entrance signs.
- § Last association meeting in January of 2011. Minutes on file and website.
- § **(Slide #4)** Our website address is www.hpohio.com (No questions here)
- § Many features, including new Governance & Administration tab

2. 2010 Financial Report – Bob (Slide #5)

(Slide #6) We remind everyone we completed one million dollars of improvements and new projects from 1995 to 2011. This was done without any assessments and one increase in dues.

(Slide #7) Our dues have been \$330 since 2004. We project a dues increase in 2016 to \$360.

Slide of 2011 Budget vs Actual (Slide #A) (as published in our January newsletter)

- § Collected 2011 dues from most residents. Our share of foreclosure and fraud.
- § We do place liens for unpaid dues where it makes sense.
- § Rental income is based on **110** rental uses of clubhouse throughout the year – lots of use
- § We went over budget in a few categories. Also had a few under our projections. (talk briefly about category details here)
- § We continue to monitor each and every expense.
- § All of our major contracts are bid out and we realize superior service and significant savings.

Slide of Budget projection thru 2021 (Slide #B) (on the back of the meeting agenda too)

- § 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.
(Do not talk about 2012 projects here. Later in agenda.)

Questions at this time on finance

3. Trustee Reports – David introduce (Slide #8)

Recent Capital Improvements – David (Slide #9)

- § AED (Automated External Defibrillator) added in lobby for emergencies
- § New comfortable chairs to replace old metal chairs
- § New camera security system for exterior of clubhouse

Pool Operations – Mark (Slide #10)

- § Metropolitan Pools again provided services. Good crew worked hard
- § Snack services bid out to a resident and it worked well
- § Replaced the lane lines for the swim team as old ones had deteriorated
- § Fixed a leak in the pool basin that had caused problems for a number of years
- § Still have repairs to the slide in 2012

New Pool Water Features – Jack (Slide #11)

- § New pool water features in 2011 – Flippin' Cones were a hit with kids
- § Nerdy Bird was repaired and filter added to prevent plug-up from Cottonwood trees
- § Pool party on Memorial Day with food & fun (also 2011)

Social – Mark (Slide #12)

- § **Easter Egg Scramble – *25th Annual*** on Sunday, April 1 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
- § Went back to candy filled stocking & had photos with Santa
- § Always open to new ideas – trustees will support

Landscape Contractor – Jack (Slide #13)

- § Erie Landscaping, based in Strongsville - new three-year contract
- § New program will be piloted with Erie to control geese at two association lakes in 2012
- § Trustees very pleased with overall work – many added projects including tree removal
- § Appreciate those who contacted the trustees with issues – all have been worked out

Association Improvements for 2012 – Jack (Slide #14)

- § Adding security cameras inside the building to protect the association
- § Addition being considered to replace sheds and house chemicals

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| 4. Audience comments and questions – David (Slide #15) |
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| 5. Trustee Elections – David (notes below) (Slide #16) |
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| 6. Adjourn |
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- ✓ Five trustees elected for two-year terms – Bob & Ken 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