

# High Point Annual Meeting – January 22, 2015 -- 8:00 p.m.

## 2015 Agenda

(Official minutes for the record)

### 1. Call meeting to order & Welcome – David

- Meeting announced in newsletter and entrance signs. Last meeting was in January of 2014.
- Our website address is [www.hpohio.com](http://www.hpohio.com) – Includes many features, including Governance & Administration tab, clubhouse rental calendar, forms and FAQ

### 2. 2014 Financial Report – Bob

***NO discussion of dues increase or reserve report here. Only 2014 and 2015 projection.***

**(Slide A)** Slide of 2014 Budget vs Actual (as published in our January newsletter)

- Collected 2014 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, as noted in January newsletter)
- 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 B)** Slide of Budget projection thru 2024 (on the back of the meeting agenda too)

- In our budget projection, we try to anticipate normal operations and special projects.
- High Point has reserve funds through an active management plan that projects repair and replacement of major facilities and equipment.

Questions at this time on finance (delay any on dues increase)

### 3. Trustee Reports – David introduce

#### **Pool Operations – Mark**

- Metropolitan Pools provided services. Good crew worked hard. Positive resident comments.
- Snack services handled by a resident worked well for third year. Many positive comments.
- Due to rain during the summer, we did receive a rebate on our contract cost from Metropolitan Pools. This has happened the last several years, as the guards have actively managed the guard hours and that has resulted in a rebate to High Point. We did also stay open weekday afternoons from the time school goes back to Labor Day. Good weather and good use. We have set the schedule for 2015 based on the school calendar. School starts early this year.
- Water features and slide worked well and our new pool heater worked very well
- We did not have a Memorial Day pool party and that seemed to be okay with residents

#### **Social – Mark**

- **Easter Egg Scramble – 28th Annual** on Palm Sunday, March 29 at 2:00 pm
  - 3,000 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 – but smaller than usual - Johnny debut?
  - Great entertainment with a magic show & balloons & a great Santa
  - Candy filled stocking & had photos with Santa
- **Always open to new ideas – trustees will support**

#### **Clubhouse Rentals in 2014 – Mark**

- Every year we do about 110 rentals by residents – large variety of types of parties
- People who use this do it over and over, as it is a beautiful facility to host events & reasonable
- Our conference room is available to use free for small meetings of groups

### **Kid's Events in 2014 – Jack**

- Fourth of July Parade with assistance from Police – Resident PJ Warner organized
- Outdoor Movie Nights did not happen. Vendor went out of business.
- Several new ideas have been proposed for 2015 and are in the planning stages

### **Landscape Contractor – Jack**

- Erie Landscaping, based in Strongsville – middle of their three-year contract
- Geese control program will continue in different form than 2014
- Trustees very pleased with overall work – many added projects including tree removal
- Larger number of trees taken down in 2014 due to old age and disease. More in 2015

### **Association Improvements for 2014 – Jack**

- None in 2015 – building up our reserves. Planning a quiet year.

### **Reserve Study Completed in 2014 – David**

- Legislature in the State of Ohio mandated that homeowner associations complete a reserve study that would recognize the value, replacement cost and lifetime of assets
- Many professional firms now provide this service
- Other associations in Strongsville have paid from \$6,000 to \$12,000 to have these done
- Provides a roadmap that is similar to what we have always done to plan a 10-year budget
- Because two of our trustees are risk-management professionals, High Point did their report in-house. You can find it on our website under the Governance & Administration tab
- This saved our association a minimum of \$6,000, and given the size of our association and the number of assets, most likely a savings of at least \$12,000
- That report matches to our 10-year budget project that we publish in the January newsletter
- We will continue to update in coming years, as we will hopefully beat the asset life term and be able to push back replacement and maintenance schedules as we have done in the past
- This will continue to be matched to our 10-year budget projections

### **Dues Increase in 2016 – Bob**

- Our dues have been \$330 since 2004. We will increase dues in 2016 to \$360. Our 10-year budget projection shows we intend to hold the dues to \$360 for at least 10 years. Our last increase was from \$270 to \$330 in 2004. Your trustees are satisfied with that record of holding the cost of dues while there was over a million dollars in improvements and replacements during that period.
- A dues increase is NOT required to fund a maintenance company running our association. A number of other associations in Strongsville have now hired firms to manage the day-to-day activities of their association and most have increased their dues to pay for that service. Some of those decisions have been very political and your trustees are still very proud that we have a very large operation that is handled completely by the volunteer board.

### **4. Audience comments and questions – David**

### **5. David to introduce Matt Schonhut as our councilman – allow him comments & questions**

### **6. Trustee Elections – Bob (notes below)**

### **6. Adjourn**

- ❖ Five trustees elected for two-year terms – David, Jack & Mark 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