

High Point Annual Meeting – January 21, 2016 -- 8:00 p.m.

2016 Agenda

(Official minutes for the record)

Welcome to High Point preceded the Annual Meeting at 7:30 pm for new residents

1. Call meeting to order & Welcome – David (slides 2 – 5)

- Meeting announced in newsletter and entrance signs. Last meeting was in January of 2015.
- Welcome to Matt Schonhut, Ken Dooner and Jim Carbone from City Council
- Our website address is www.hpohio.com – Includes many features, including Governance & Administration tab, clubhouse rental calendar, forms and FAQ

2. 2015 Financial Report – Bob (slides 6 – 7 and spreadsheets)

(Slide A) Slide of 2015 Budget vs Actual (as published in our January newsletter)

- Collected 2015 dues from 99.7% of residents. Our share of continuing foreclosure.
- We do place liens for unpaid dues where it makes sense.
- 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 2025 (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.

Dues Increase in 2016 – Bob

- Our 10-year budget projection shows we intend to hold the dues to \$360 for at least several years, but you can see how operating costs continue to increase. 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 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 High Point trustees are still very proud that we have a very large operation that is handled completely by the volunteer board.

Questions at this time on finance only – other issues delay until general questions

3. Trustee Reports – David introduce

Before the reports, I would like to introduce a new trustee, Jerry Johnson, a long-time resident of High Point. He has joined the Board to replace Mark Skalak who resigned after serving 28 years. (slide 9)

Pool Operations – David (slide 10)

- Metropolitan Pools provided services. Good crew worked hard. Positive resident comments.
- Snack sales did not take place. Just not profitable over short period of time. Will not be done.
- 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
- Guards actively managed the guard hours but good weather did not result in a rebate in 2015 from our pool service. Good news is that we had good weather. Bad news is no rebate. We did stay open weekday afternoons again from the time school went back to Labor Day. We were pleased with the number of residents that use the pool. We have not set the schedule for 2016 yet. School ends early this summer. Our dilemma is that if we open the weekend when school ends, we would have a full week before Memorial Day. Not only is that a tremendous additional expense, but the weather is usually not very good before Memorial Day. Our early summer

vacation is due to the opening of the new Middle School and the need to remove Center Middle School. Summer vacation ends late to allow the maximum time over the summer months to complete construction and the building removal. We anticipate that we can and should extend the summer swim season for that extra week in August, as the weather is usually good and high school students will be available for lifeguarding. If any parents have thoughts or input they would like to share about the timing issues, you can offer them now or during questions at the end. Trustees have to make a decision about the summer months by the end of January.

Social – Jerry (slide 11)

- **Easter Egg Scramble** – Our **29th Annual** on Palm Sunday, March 20th 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 record crowd – New Magician was excellent
 - Balloon creatures, Candy filled stocking & had photos with Santa
- **Always open to new ideas – trustees will support**

Kid’s Events in 2015 – Jerry (slide 12)

- Fourth of July Parade with assistance from Police – Resident PJ Warner organized
- Three Outdoor Movie Nights were a huge success. A previous vendor went out of business and the association purchased our own equipment and will do again in summer of 2016.

Clubhouse Rentals in 2015 – Bob (slide 13)

- 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

Landscape Contractor – Jack (or Bob if necessary) (slide 14)

- Erie Landscaping, based in Strongsville – last year of their three-year contract
- Trustees pleased with overall work – continue to monitor our common areas
- Larger number of trees taken down in 2015 due to old age and disease. More in 2016. Not a lot we can do as we are an older development. Every other association in Strongsville faced with the same issues. While we try to bid the trees among a group of companies regularly, we don’t find much that we can do to reduce the overall cost of tree removal.

Association Improvements for 2016 – Jack (or Bob if necessary) (slide 15)

- None scheduled in 2016 – but we anticipate going over budget on trees. Planning a quiet year.

4. David to introduce Matt, Ken and Jim to say a few words and take questions (slide 16)

5. Audience comments and questions – David (slide 17)

6. Trustee Elections – Bob (notes below) (slide 18)

6. Adjourn

- ❖ 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