

# High Point Annual Meeting – January 19, 2017 -- 8:00 p.m.

## 2017 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 K (Slides 1 – 2)

- Meeting announced in newsletter and entrance signs. Last meeting was in January of 2016.
- Matt Schonhut, Ward 2 Councilman, expected to attend, but family situation came up
- Our website address is [www.hpohio.com](http://www.hpohio.com) – Includes many features, including Governance & Administration tab, clubhouse rental calendar, forms and FAQ. Great resource 24/7/365

### 2. 2015 Financial Report – Bob (Slide 3 and move to spreadsheets)

#### (Slide A) Slide of 2016 Budget vs Actual (as published in our January newsletter)

- Collected 2016 dues from all but 2 of 640 residents. Excellent compared to other associations.
- We currently have one lien in force for unpaid dues.
- We went over budget in a few categories. Also had a few under our projections. We continue to monitor each and every expense. There were notes in the January newsletter.
- All of our major contracts are bid out and we realize superior service and significant savings.

#### (Slide B) Slide of Budget projection thru 2026 (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 (Slide 4)

- We increased dues to \$360 in 2016, after they were held for 12 years. 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. While we would like to go ten years before our next increase, you can see we are currently thinking it might be necessary to raise dues as early as 2024. Your trustees are satisfied with the record not increasing the cost of dues while there have been over a million dollars in improvements and replacements in recent years.
- 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 (Slide 5)

#### Pool Operations – David K (Slide 6)

- Metropolitan Pools provided services in 2016. Many positive comments from residents.
- Our dumping buckets water feature experienced mechanical problems requiring repairs. We have the luxury of an extra feature that we immediately put in place. Repairs were completed.
- We had a Memorial Day pool party and residents took advantage of the free hotdogs.
- As we just finished the third year of a three-year contract, the trustees are bidding for pool and lifeguard services for 2017 and beyond. For the first time there are multiple providers in the Cleveland area. We are talking to a new provider has expanded from the Pittsburgh area.
- We continue to be pleased with the number of residents that use the pool. We have not set the schedule for 2016 yet. One issue being considered is not keeping the pool open on weekday evenings once school is started. We might be open only weekends, as it is very difficult to get lifeguards and for several years only a handful of people use the pool.
- Finally, as noted in the January newsletter, we had several leaks in the pool that are now fixed.

#### Social – Jack (Slide 7)

- **Kid's Holiday party** in December record capacity crowd – New Magician was excellent
  - Balloon creations, a Malley's solid chocolate Santa & photos with Santa

- **July 4<sup>th</sup> Parade** organized by resident PJ Warner was enjoyed by a large group
- **Four Family Movie Nights** were done on the pool with great crowds. More coming in 2017.
- **Easter Egg Scramble** – Our **30th Annual** on Palm Sunday, April 9th 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
- **Also mention we purchased and installed new starting blocks for swim team** with Swim Team paying for a significant portion of the cost. This will make it much safer for swimmers.
- ***Always open to new ideas – trustees will support – looking for volunteers***

**David K to introduce David Allen as our newest trustee replacing Mark Skalak** (Slide 8)

**Landscape Contractor – David A** (Slide 9)

- Erie Landscaping, based in Strongsville – completed their three-year contract in 2016
- Trustees pleased with their overall work, but felt it necessary to go out to bid for the contract.
- Eight landscape firms were provided with specifications and met for a Saturday walk-through.
- Six bids were received and three comparable bids were selected for interviews.
- This is a significant time commitment for the trustees to go through such a bid process.
- In the end, Erie Landscape was selected for a contract renewal for several years.
- Larger number of trees taken down again in 2016 due to old age and disease. We hope this cost will be reduced in 2017 but there is not a lot we can do as we are an older development. Other associations in Strongsville face the same issue. We bid tree removal to a small group of companies regularly, but there is not much we can do to reduce the overall tree removal cost.

**Association Improvements for 2017 – Jack** (Slide 10)

- Because the red tennis court tiles have faded, we are working with the manufacturer to do a warranty replacement of the red tiles. We would have to pay for the labor to swap out tiles and to paint lines on the new tiles. If that goes forward, we will try to do tennis lines in one color and Pickle Ball lines in a second color. Although they may be higher than regulation Pickle Ball nets, the trustees decided sharing the nets for the two activities is the best option.
- Otherwise we are not planning other projects in 2017.

**Online Resident Survey – David K** (Slide 11) (Ken to have additional slides to show)

- Hopefully all of you attending tonight have participated in our Online Resident Survey
- When we last did this some years ago, we used paper to solicit resident opinions. Paper!
- We used Survey Monkey to provide the electronic base to collect responses.
- You can see all of the results on our website. There is a tab for the Resident Survey where you can view the complete results. We thought we would share some highlights tonight.
- (Review additional highlight slides with select results) Ken will have additional slides ready

**Vision 2020 – David A** (Slide 12)

- Three modifications are being **proposed** by the trustees to the Association By-Laws
- This voting process will begin tonight and continue for an indefinite period. A special mailing was sent to all owners in early January. This was sent to owners only. So if you rent, you did not receive one. These changes must be approved by a majority of owners, which is 320.
- High Point 2000 Plan approved in 1994. It took six months to get a majority in favor. Changes:
  - Change trustee spending authority from \$3,000 per project
  - Change from an annual audit to a Financial Review
  - Change to a majority vote for trustee elections from a quorum
- Significant details were included in the special mailing sent to all owners. Very boring reading.
- We can entertain questions about these proposed changes which the trustees RECOMMEND.

**4. David K say a few words about Matt Schonhut, who could not attend**

**5. Audience comments or general questions – David K** (Slide 13)

**6. Elections – Bob** (Slide 14) Three for 2-year term - David A, David K, Jack - Please vote, results in May

**7. Ken to make a motion for suspension of meeting and Adjournment – second & voice vote** ke