BOARD OF TRUSTEES

REGULAR MEETING MINUTES

JANUARY 9, 2017

Meeting called to order 7:02 pm by Chairman Bud Getz Invocation given by Keith Rittscher

Pledge of Allegiance and Roll Call by Molly Stone

Officers Present: William "Bud" Getz, Chairman; Allison Kelly, 1st Vice Chair; Marilyn Spall, 2nd Vice Chair; Carol Helton, Secretary; Marion "Molly" Stone, Asst. Secretary Cathleen "Cathi" Brennan, Treasurer Kendra Bender, Asst. Treasurer; Keith Rittscher, Trustee; Rodney "Rod" Lindsay, Trustee

Chairman Getz announced the presence of, and welcomed, the two new members of the Board of Trustees Kendra Bender, as Asst. Treasurer and Carol Helton, Secretary.

The Chairman then went on to address several accident and safety issues. A resident of the Park was severely injured and subsequently died from his injuries resulting from a "scooter" accident. Apparently, driving at a high rate of speed, he hit a speed bump, became airborne and crashed. When residents rushed to his aid, they found NO identification information on him and it took first responders some time to notify next of kin. Mr. Getz also reminded everyone not to move any accident victim should they come upon an incident, additionally everyone was cautioned to use common sense safety behavior when walking, riding bikes, etc. especially at night; use appropriate lighting.

Chairman called for approval of minutes of meetings held 11/28/16, 12/12/16 and 1/20/16 discussion {Keith Rittscher, Molly Stone) ensued with reference to needed corrections being made, thus done, motion made by Allison Kelly, seconded by Marilyn Spall and unanimously approved, minutes were accepted.

Treasurer's Report presented by Cathi Brennan included Revenues & Expenses, Budget Performance, Balance Sheet and Loan Balances. After comments from Trustee Rittscher suggesting amending the reports presentation to assist in clarity of information and comments from Ms. Spall, motion made by Allison Kelly, seconded by Carol Helton the Treasurer's Report was accepted as presented.

At this point, the Chairman called upon Allison Kelly to update the Board on the status of the search for Candidates for new District Manager. Our ads on 4 websites resulted in 150 responses which, after reviewing were reduced to 50, at which time they were reviewed by professionals familiar with requisite skillsets "culling" the 50 down to 30, then 10 and ultimately6. Ms. Kelly briefly outlined the qualifications presented by three candidates, who presented the qualifications closest to those needed for the position and who "passed" background checks. A special meeting will be held to enable the Board to interview the two selected candidates. At that time, the specifics of the job description will have been finalized by the Board and one hour interview time will be allotted for each candidate.

The Chairman then announced the status of the Bocce Court...needed improvements, recommendations for repair, etc. It was determined in their discussion, that Rod and Bud felt the repairs necessary were such that the Park employees could handle them.

The conditions of the roads in the Park were discussed briefly with the Chairman suggesting this item of discussion be tabled until the Workshop meeting.

The Chairman initiated commentary on the speeding in the community and ensuing dangers and accidents. After much public commentary, as to effectiveness of speed bumps, variations in speed bump types and methods of highlighting awareness of speed bumps, motion made by Rod Lindsey and seconded by Allison Kelly, that speed bumps be painted in two colors of reflective paint with reflectors being attached prominently. Motion passed with a unanimous vote.

The proposal from Ricoh was then reviewed as it relates to the lease on a new copier, as the current machine is much used and frequently does not operate properly and/or efficiently. Office Manager, Traci explained the new lease contract provided for 10,000 black and white copies, toner and lower charges for overages at a price of $187.50 per month. A resident and former Ricoh employee pointed out that they are a local entity, thus assuring prompt attention to requests for service and had a very dependable reputation. Motion was made by Keith Rittscher, seconded by Kendra Bender that when current lease expires in March, on the Ricoh MP C3300,the District enter into a lease on the new Ricoh MP C 3004 under the terms and conditions of the proposal. Motion carried unanimously.

Barbara Keegan brought to the Board's attention the need for new Pool Patio umbrellas. Anita Hill pointed out the current umbrellas are constructed in such a way as to promote the deterioration of the stitching in essential locations due to sun damage. The new umbrellas requested have been constructed in such a fashion as to deter sun damage to any stitching. Ms. Keegan pointed out that the umbrellas were initially replaced in 2006 with the HPPOA and the district "splitting" the costs.

A total of 10 umbrellas will be needed at a purchase price of $120 each; the umbrellas to be used on interval rotations. On motion by Marilyn Spall and seconded by Allison Kelly motion was made to allow the purchase of 10 new umbrellas; the cost of which to be "split" between the District and HPPOA, unanimously approved.

Significant discussion ensued when a representative of the HPPOA raised the issue of funding for purchasing items required to provide for Park-wide events (e.g. Pancake Breakfasts).

Individuals had been using their personal funds to purchase necessary items at Sam's Club. Lengthy conversation involving methodology for payment covered, prepaid credit cards, why general funds and not HPPOA funds, why not pre-signed checks, etc. In addition, the need for cash funds to facilitate flea market sale was raised. This too will be researched. Consultation with the District Attorney was deemed too complicated and thus costly. Ultimately, the District's Auditor will be consulted as to the appropriate method to use.

The Chairman then inquired of the Interim District Mgr. (Bob Shearer) as to the proposals submitted by Contractors for improvements and repairs to the pools. The proposals were reviewed as submitted with the concurrence of all that Agape Pools provided the most comprehensive breakdown of repairs to be made, at a fair price, as well as a commendable business reputation, As a result of his research, the pools do not need to be repainted and resurfaced; acid washing existing stains and redirection of water flow in jets should reduce discoloration significantly. Additionally, the wiring must be brought up to Code. The significant necessary improvements were in the replacement of pumps and attendant parts. Motion made by Allison Kelly and seconded by Carol Helton that improvements as stated by Mgr. be authorized.

In consideration of the total improvement costs of approximately $61,000., discussion was initiated as to the method for payment. The final decision, under motion by Marilyn Spall and seconded by Allison Kelly (with concurrence by Cathi Brennan, Treasurer) was to withdraw

$45,000 from our saving account and the balance from operating funds, motion approved unanimously.

District Mgrs. report included the suggestion that we replace current lighting with LED lighting. While the LED bulbs are initially more expensive, they are efficient and less expensive to use in the long run. Motion by Chairman Getz and second by Allison Kelly, Bob Shearer was authorized to spend up to$1500 to upgrade lighting including new LED bulbs, motion carried.

District Mgr. reported that while construction is complete, he and Chairman Getz will coordinate the "Punch List". \*The Washers and Dryers were inadvertently returned to the Lessor and should be returned to us promptly. • The installation of programmable thermostats is foreseen as a significant source of savings in power usage. \*The pool furniture has been washed. \*A mowing map showing section schedules will be made available.

Trustee Keith Rittscher as a member of the Signage Committee requested a volunteer from the Board to act as liaison between the Board and the ACC. Kendra Bender volunteered.

At the Board's request, Realtor (and resident) Theresa Grimes presented information on the current number of investment and rental properties in the Park. Ms. Grimes indicated an increase of ownership by non-residents including offshore L.L.C.'s. Currently there are 7 homes under contract, 4 up for sale and 3 lots (1 still only listed). Based on her research, our Park is seriously "underpriced" and thus very attractive to investors who may or may not feel compelled to care for and/or replace (in the event of a severe storm) the homes owned. Discussion followed as to what steps could be taken to "protect" the current residents/homeowners from corporate exploitation and any subsequent property devaluation. Chairman Getz determined he would bring this matter to the attention of the District's Attorney for evaluation and advice.

Final Note: A male intruder scaled the fence at American Blvd. and entered a nearby home. The intruder was apprehended and appeared to have done no significant harm, all residents are urged LOCK YOUR DOORS!

Meeting Adjourned at 9:43 pm upon Motion by Carol Helton, seconded by chair.

Respectfully submitted

Carol Helton, Secretary