

# Pavilions of Piper – HOA Annual Meeting

**Date:** November 5, 2022

**Time:** 6:00 pm

**Place:** 11635 Delavan Avenue (Eldon & Debbie's home)

## ***Attendees:***

Cindy and Tom Hoffman

David Finlay

Debbie Meek and Eldon McDonald

Dr. Tony Bieck

Joe Wittman

Laura Groce

Mary Jane Herdman

Mike and Dee Dolan

Mike Earl

Pat Carl

Peggy Clark

Roy Snowden

Susan and Darrel Schrader

## ***Introductory Remarks (Roy Snowden)***

Standing in for Marc Montoy, Roy opened the meeting with the following comments:

- Welcome to everyone and thanks to Debbie and Eldon for hosting this meeting.
- Pride in this community is evident by the participation and the care that our residents take of their homes and community.

## ***Introduction of Board Members & Architectural Committee (Roy Snowden)***

### **BOARD MEMBERS:**

Current board members are:

- Eldon McDonald
- Gita Flory
- Marc Montoy
- Mike Dolan
- Roy Snowden

Board members typically serve for two-year terms on a rotating basis to ensure the board is never devoid of experienced members.

All board members wish to continue serving EXCEPT Roy Snowden who has other obligations that require him to sit out this term. Roy asked for any other volunteers that would like to be on the board this term.

- Tom Hoffman offered to serve and take Roy’s place.
  - Tom was nominated and all attendees approved.
- Board **POSITIONS** will be decided when the board meets in the coming year.
- Mike Earl offered to serve IF being on the board would NOT be construed as a conflict of interest since he is a paid contractor for the association.
  - There was varied opinion as to whether Mike’s board service would be a COI, so it was determined it would be discussed at the first board meeting.

**ARCHITECTURAL COMMITTEE:**

Current members of the Architectural Committee are:

- Eldon McDonald
- Gita Flory
- Darrel Schrader

All three members of the Architectural Committee have agreed to continue to serve.

***Treasurer’s Report (Gita Flory)***

Gita reported the following state of the Association’s finances:

Cash on Hand	\$7,614.00
Deposit With HAKC	800.00
Reserves	\$7,675.00
?	\$8414.00
?	\$1412.36
?	\$9,087.42
?	

- Susan Schrader asked what had happened to the reserves and Gita went over the large number of expenses this past year.
- Gita passed around one (1) copy of the report and it will be attached to these minutes. These large expenditures include:

Fountain Repair	\$14,000.00
Landscaping/Mowing	8,000.00 ?
Utilities	?

These expenditures combined with Inflation and the past reduction of our HOA fees have taken a large bite out of our reserves. Reserves are at an all-time low.

## ***Dues Increase (Roy Snowden)***

Due to the state of our reserves, the HOA annual fee will be increased from \$350.00 to \$400.00.

Page 6 of the Home Owners Declaration allows for increases due to inflation. This increase falls within those limits and, therefore, does not require approval from the residents.

Fees for the 2023 will be \$400.00.

## ***Letter From HOA President Marc Montoy***

Roy read a letter from Marc Montoy covering some of the highlights/improvements/issues facing the HOA for the past year:

- Refurbished fountain and new entrance lights were installed.
- New pavement and curbing are under construction at the entrance to deal with the water problem.
- A Children Playing sign was added to the entrance signage to make drivers aware that children play in this neighborhood.
- Marc is working hard with the “powers that be” to get Erosion Control on the north side of the development mitigated.

## ***Issues Raised By Residents***

- Flickering or unlit street lights
  - Gita has made contract with her BPU connection to get those fixed in the next few weeks.
- Safety
  - Discussions on break-ins, etc. None recently, but there was a home in the first cul-de-sac that was hit twice several months ago.
  - Keep your garage doors down when you are not working in them or late at night. If you see a neighbor’s garage door open:
    - For a long period of time without any evidence of activity;
    - When you know no one is home; OR
    - Late at night or other “odd” hours:

Please notify the resident. If you can’t reach them immediately, hit “enter” once on the garage door keypad. This will close the door. If there is NO key pad, use your judgment as to whether you should call the police.

- Report anything concerning – strange cars driving around late at night, individuals wandering around the neighborhood at odd hours, etc. – to one of the board members or the police.

Meeting adjourned at approximately 7:45 pm.