

High Point Annual Meeting – January 24, 2019 -- 8:00 p.m.

(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 – Ken (Allen, Campobenedetto, Voorhies, Bakata, Evans present)

- Move to resume 2018 Annual Meeting suspended to allow voting for proposed Vision 2020 and concurrently have 2019 meeting – voice vote by trustees in favor
- Meeting announced in newsletter and entrance signs. Last meeting was in January of 2017.
- Our website address is www.hpohio.com – Includes many features, including Governance & Administration tab, clubhouse rental calendar, forms and FAQ. Resource available 24/7/365

2. 2017 Financial Report – Bob (Slide 5 and move to spreadsheets)

(Slide A) Slide of 2018 Budget vs Actual (as published in our January newsletter)

- Collected 2018 dues from all but 3 of 643 residents. Excellent compared to other associations.
- We collected in 2018 on a judgement that was filed to collect unpaid 2016 and 2017 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.
- Association did not carry out two major projects. One was light replacement in recreation area from storm damage in 2017. That was not accomplished. And we did not resurface the pool.

(Slide B) Slide of Budget projection thru 2028 (on the back of the meeting agenda too)

- In our budget projection, we try to anticipate normal operations and special projects.
- High Point does not have a dedicated reserve fund. We have a long-range budget/asset plan.
- 2019 Ten Year plan was drastically changed from 2018 projections due to pool situation.

4. Trustee Reports (Slide 5)

Vision 2020 – David (Slide 6)

- Three modifications were proposed by the trustees in 2017 to the Association By-Laws
- While the voting so far supports the changes, we are far short of ballots to arrive at a decision.
- This voting process will continue for an indefinite period. Changes must be approved by 320.
- Vision 2020 proposed three changes to the By Laws, which is different from C&R. Changes:
 - Change trustee spending authority from \$3,000 per project to \$20,000
 - Change from an annual audit to a Financial Review
 - Change to a majority vote for trustee elections from a quorum
- There is information on our website about these changes which the trustees RECOMMEND.

Social – Valerie (Slide 7)

- **Kid's Holiday party** in December record capacity crowd – We had Drew Murray as the Magician and he was excellent. Also had Santa, balloon creations, a chocolate Santa
- **July 4th 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 2019.
- **Easter Egg Scramble** – Our 32nd Annual Scramble will be Palm Sunday, April 14 at 2 pm
 - 3,800 eggs will be ready for the crowd of kids – over in the blink of an eye
 - In case of bad weather, the Scramble is held the Saturday of Easter weekend
- **Winter Family Movie Night** on Friday night, February 22 – Trying for the first time
- And we had our usual 100+ rentals of the clubhouse. We manage the wear & tear with good maintenance and cleaning. We are now bringing in a cleaning company once a month for a deep clean in the non-pool season and twice a month in the summer months. Our rental fees pay for that and carpet cleaning 3 times a year and replacement of equipment.
- **Always open to new ideas – trustees will support – looking for volunteers**

Landscape Contractor – David (Slide 8)

- For those keeping score, this will be the third new landscaper in 3 years. What a challenge.
- When we went out to bid in 2016 we never thought we would be here today.
- BrightView Landscape came on in the fall of 2017, when we terminated Erie Landscape.

- We endured significant performance issues, as it took 3 walk-arounds before they gave our maps to the crew. We offered to have them quit, but they promised they had learned the property and would improve dramatically in 2019. We gave them another chance and then they informed us that our account manager position was eliminated and the new person would be just as good and be covering twice as many accounts. Red flags went up immediately.
- Trustees debated what to do and decided that was a sign that we needed to change. Again.
- So we went back to the 2016 bids and approached Matt at Schonhut Landscape. Although he was a very excellent proposal in 2016, we tried to work it out with Erie. And due to timing we had to consider BrightView as a replacement for Erie. Confusing? It certainly was for us.
- Schonhut Landscape had excellent references and was willing to hold the 2016 bid price.
- Matt will have a learning curve and the trustees will work to help make him successful.
- He has already impressed us with his attention to detail and we look forward to his crew working on our property. He does a number of other Strongsville homeowner associations.
- And we still have cut down a significant number of trees throughout the year, as our wooded common areas continue to age. Large, old trees are expensive to cut down and remove.

Pool Operations – Ashley (Slide 9)

- First and foremost, the trustees apologize that we opened the pool late in 2018. Once we knew there was a leak we did everything we could to get open by Memorial Day. It did not happen.
- Metropolitan Pools provided lifeguard services. Many positive comments from residents.
- Our dumping buckets water feature was out for repairs and now is back for 2019 installation.
- We delayed the Memorial Day pool party, even though we had perfect weather for the holiday. In 2019 we will move the hotdogs to July 4 holiday and add some new things to the parade.
- We always have a large number of residents using the pool, but last summer we did not open on time due to a leak. Thanks to Metropolitan Pools service staff, we did finally get open. It was not a fun time to be a resident or an association trustee. These trustees understand it is very important to open our pool Memorial Day weekend.
- *We are going to make changes to the pool hours in 2019. We will close the pool at 9:00 pm on Monday, Tuesday, Wednesday and Thursday nights, rather than 10:00 pm. But we are going to open the pool on Saturday and Sundays at 11:00 am. Otherwise the schedule is the same.*
- We are currently out to bid on lifeguard services. We do this every two years.
- So let's talk about the elephant in the room. We told residents in the January newsletter that the winter cover was taken off because we are losing water. We don't know why. Again.
- In 2016 we had some repairs done to the pool and our contractor told us the concrete shell was in good shape, with some deterioration of the inside surface. Based on the contractor opinion, we budgeted to replace the inside surface in 2018, but then we had the leak that held us up from opening. We got that solved and the pool held water perfectly through the summer. So we have adjusted our thinking and rearranged our long-range projection to replace the pool after the 2022 season. It is a very expensive proposition. We had planned to get another 10 years from the new pool – which was built in 1997. In this climate you can expect 20 years from a pool and we thought we could stretch it. Not so. This board believes that the pool is a big asset to the association and replacement is critical. You will note in our ten-year projection that we will be pressed to accomplish this within our planned expenses. But it can be done.
- First we will have to address the leak that we now have. This time we have a head start, but the search and repair is just as challenging as last summer. But we have a jump on it this year.
- That is where we are at. It will be a challenge to limp along with repairs as necessary to get us through the 2022 season. We would do the concrete shell and underground plumbing in the fall of 2022 and then in the spring do the interior surface and pool deck. Ready for 2023 season.

Association Improvements in 2018 – Valerie (Slide 10&11)

- Once we knew we had problems with the pool we put all improvement projects on hold.
- We did add a lot of engineered wood chips to the playground areas for safety reasons.
- We did have to repair damage from frozen pipes in the pump room that resulted from the deep freeze last winter. That was over \$5,000 and included a new commercial water meter.
- And we have nothing planned for 2019, as we are saving for the pool replacement.

5. Audience comments or general questions – Ken *(Slide 12)*

6. Elections – Ken *(Slide 13)* [Three for 2-year term – David Allen, Valerie Bakata, and Ashley Voorhies](#)

7. Adjournment