

High Point Annual Meeting – January 18, 2018 -- 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 – David K (Slides 1 – 2 – 3)

- Vote to resume 2017 Annual Meeting suspended to allow voting for proposed Vision 2020
- Vote to concurrently have 2018 meeting
- Call 2018 Annual Meeting to order – Trustee Ashley Voorhies unable to attend due to work
- 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. Great resource 24/7/365

2. Strongsville Police Department representative – David K introduce officer (Slide 4)

- A number of residents have asked about having a Block Watch program in High Point
- Presentation regarding safety in Strongsville and Block Watch Program information

3. 2017 Financial Report – Bob (Slide 5 and move to spreadsheets)

(Slide A) Slide of 2017 Budget vs Actual (as published in our January newsletter)

- Collected 2017 dues from all but 2 of 640 residents. Excellent compared to other associations.
- We currently have one judgement for a lien that was filed for 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.

(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, but manages a long-range budget plan.

4. Trustee Reports (Slide 6)

Pool Operations – David K (Slide 7)

- Metropolitan Pools provided services in 2017. Many positive comments from residents.
- Our dumping buckets water feature was out for repairs but returned at the end of the summer. We had a Memorial Day pool party and residents took advantage of the free hotdogs.
- New starting blocks were installed in the spring for the Swim Team
- We continue to be pleased with the number of residents that use the pool. We have not set the schedule for 2018 yet. In 2017 we did not keep the pool open on weekday evenings once school was started. We were only open on weekends, and we anticipate the same in 2018.
- There were a number of pool closures due to fecal releases, and that is unfortunate.
- Pool repairs done in 2016 paid off as we had no leaks and everything looked very good.

Social – David K (Slide 8)

- **Kid's Holiday party** in December record capacity crowd – We had Rick Smith Jr as the Magician and he was excellent. Also had balloon creations, a chocolate Santa and "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 2018.
- **Easter Egg Scramble** – Our 31st Annual Scramble will be Palm Sunday, March 25 at 2 pm
 - 3,000 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
- ***Always open to new ideas – trustees will support – looking for volunteers***

Landscape Contractor – David A (Slide 9)

- Based on performance, we were forced to make a change in late October and brought in BrightView Landscaping to take over from Erie Landscaping. While unexpected, BrightView was involved in our bid process in 2016 and was our second choice. We have a contract with them for two years. So far they have done a great job and we appreciate their stepping in.

- We did have a storm on November 5 last year and we had thousands of dollars of tree removal cost as a result. This is the fourth year in a row we have had significant tree removal costs and so we have raised that line item in the budget going forward as we are an older development.
- While we bid tree removal to a small group of companies regularly, there is not much we can do to reduce the overall tree removal cost. Large, old trees are expensive to remove.

Association Improvements in 2017 – David A (Slide 10)

- Some of the pool repair work from 2016 was carried over to the spring of 2017 to complete
- We had to replace a section of sidewalk between the Winchester retention pond and Oxford Colony where a drain collapsed. We made the replacement sidewalk ADA compliant.
- We replaced the basketball backboards and hoops in the recreation area, but continued to have problems with older outside teens being on the courts and discouraging families from being in the playground area with their language and behavior. This problem is recognized, but the trustees have been unable to resolve this to our satisfaction. While we considered removal of the backboards, we decided to try one more time to make this work for everyone.
- We did repairs on clubhouse heating and cooling equipment and some ceiling repair.
- Hopefully you noticed our website was redone. Lots of information. It has a New, Fresh look.

Projects Planned for 2018 – Bob (Slide 11)

- An unexpected project came up after the January newsletter went out. We dodged a significant bullet during the cold weather. Our pipes froze in the pump room. This has never happened before. We have two water lines and the normal service is a ¾" line and the repairs were expensive but taken care of quickly and we only lost one rental. Our 2" water line that services the pool froze and the huge meter and backflow valve split. It could have been a massive flood in the clubhouse, but our plumber noticed this doing the work on the service line. Thanks to the water in the pipe freezing and a small valve before the meter, we were able to turn the water off at the curb before we had a disaster. This will be very expensive plumbing work in the spring.
- We noted in the January newsletter that damage in the November 5 storm forced us to cut power to the recreation area. All of the lights on poles there will need to be replaced due to storm damage, as well as the lights on the path that go from the clubhouse to the recreation area as a result of metal deterioration. That is going to be very expensive, but those have been there since the development was created in 1976. We have to wait until the weather breaks to get in there to do estimates, but the work will be bid out to at least 3 electrical firms.
- Lastly, we are contemplating work on the swimming pool in 2018. Our 2017 long-range budget showed the pool (built in 1997) being replaced in 2023/24. That was based on the projected life of the concrete pool basin. When we did the repair work in 2016/17 which we thought would get us to the 2023/24 target, the contractor told us the concrete shell was in very good shape. They suggested replacing the plaster interior surface and tiles to get another 10 years out of the existing pool. Accordingly, we have pushed the replacement of the pool back to 2027/28. But that increases expenses for 2018. Doing the work in the fall is much more reliable than weather in the spring. This work will also be bid out. That shift in expenses had a significant impact on our Reserve Study Analysis and long-range budget through 2028.

Vision 2020 – David A (Slide 12)

- 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.

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

6. Elections – David K (Slide 14) Two for 2-year term – Bob Campobenedetto and Ken Evans

7. Adjournment