

# 2018 HPE HOA Minutes

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## HPE HOA Board Meeting Minutes

July 16, 2018

Board Members Present: Sean McCormick, Phillip Chambers, Robert May,  
Laura Chappell & Bill McClammy

Homeowners Present: Jason Sylvester, Gary & Cathy Travis, Joe Chappell

## Quorum Verified

Meeting Notice sent on 7/11/18 & placed on Web Site same day

## Officer Reports

### President

- Has been contacted by the city asking to how the marketing person for downtown Celina can get in touch with our neighborhood. Sean will email and ask for clarification.

### VP

- Will contact road manager for city and discuss road repairs
- Will send emails to those neighbors not complying with the CCRs

### Treasurer

- Handed out balance sheet – 2 changes: a \$3 bank fee & a resale certificate
- Will move excess funds to Reserve Account
- Paid out \$1850 in annual fee rebates
- Filed the 2017 Income Tax Form for the HOA on 2/2/2018
- Received the nothing due Franchise Tax Form
- Need to file a new Management Certificate with the State

### Secretary

- set date for Annual Meeting and Elections – Block Party, 9/8/2018, 4:00 pm, Cul de Sac of Church Circle. Snacks & Meet and Greet
- set dates for the rest of the Board Meetings for 2018: 3Q 8/30; 4Q 11/13

### Member At Large

- Asked to relinquish the rest of his term due to health reasons.

THANK YOU Bill McClammy!!! We all appreciate your service to our neighborhood!

#### Architectural Committee

- Approval for Allam House, fence, pool. Will request specs for pond
- Approval for Fager pool. Will ask about berm.
- Approval for Smith outdoor building. City denied request. The Board unanimously approved a letter directed to the city in support of the Smith's proposed plans.
- Laird Addition is still in the works and not yet ready for approval.
- Robert will be resigning from this position in September and a replacement will need to be found.

#### New Business

- Secretary made a motion to nominate Gary Travis for the position of Member at Large; the President second the motion and it was approved by the Board.
- Jason Sylvester was nominated to run for the position of Treasurer and he graciously accepted the nomination.

#### Member Open Forum

- Questions were asked about the cracking in the clay and the length of time that was typical for the Board to approve a request.

The Meeting was adjourned at 8:30 pm by the President

Laura Chappell

HPE HOA Secretary

#### Addendum

Executive Session held after the Board Meeting 8:12 – 8:30 pm

- The last annual dues payment was finally collected and the homeowner made reparations to the Board's satisfaction
- Lot maintenance was discussed and an action plan was developed
- Non compliance notices will be sent to 2 homeowners by the VP

LC

HPE HOA Board Meeting Minutes  
August 30, 2018

The meeting was called to order by the President at 7:08 pm

All Board Members were present: Sean McCormick, Phillip Chambers, Robert May, Laura Chappell & Gary Travis

A Meeting Notice was sent on 8/28/18 to the homeowners by email & placed on Web Site same day

A Quorum was confirmed

Officer Reports

President – brought the condition of the next door neighbors mailbox to the attention of the Board. It will be addressed by the VP

VP – will follow up with the city about the repairs in the roads.

Treasurer – transferred \$17.5K to the Reserve account; \$15.6K bank balance

Arc. Comm. – Smith's addition is still in appeal process; Fager's fence for around pool equipment has yet to be completed

Secretary

Ballots & Voting discussed.

Annual Meeting set for 9/8/18 at 7:00pm in the Church Cr. cul de sac

MAL - duties include being in charge of contacting city when it ices

Old Business – above ground pool has been removed from neighbor's backyard  
There has been good response to friendly reminders of CCR violations

New Business - Nominees for VP & Treasurer have been established

Member Open Forum - no questions from homeowners

The meeting was adjourned at 7:35 pm by the President  
Laura Chappell  
HPE HOA Secretary

HPE HOA Annual Meeting Minutes  
September 8, 2018

Welcome from the President at 4:11 pm

Board Members Present: Sean McCormick, Robert May, Laura Chappell &  
Gary Travis constituting a quorum.

Homeowners present: spouses of all Board Members

A Meeting Notice sent on 8/28/18 & placed on Web Site same day

Officer Reports

President - State of the Neighborhood

There has been rapid compliance with any CCR violation notice; the neighborhood garage sale went well; everyone seems to be happy with the HOA; no outstanding issues.

Treasurer - \$15,600 bank balance; \$17,500 reserve account

Discuss rebates for 2019 with new Board

Architectural Report – Smith addition is still in appeal process; Fager pool has been completed.

Secretary – will check for a new host for the HOA website.

Made a motion to have a garage sale & Margarita social next March; 2<sup>nd</sup> by President & approved by Board

MAL – nothing to report

Old Business – need to make sure the roads are addressed before the warranty period expires.

New Business - none

Member Open Forum – question about checking out running Fiber throughout the neighborhood & potentially subsidizing to a central point by the HOA.

The meeting was adjourned at 4:49 pm by the President  
Laura Chappell, HPE HOA Secretary