

HPE HOA Board Meeting Minutes
January 5, 2017

Meeting was called to order at 7:00pm

All Board Members were present; 2 homeowners were present

Meeting Notice sent on 1/2/17 & placed on Web Site same day

Quorum - Yes

Review of Rewritten Bylaws

1. Discussion of changes to Board Position Limits

- A new subsection was written to allow the Board to suspend the term limit of a Board Member on a case by case basis.

6.3(c) Irrespective of (a) and (b) above, upon the unanimous affirmative vote of all Board Members (other than the Board Member affected by such decision), the Board may suspend the limit of consecutive terms which a Board Member may serve in the same Board Officer position and allow such Board Member to serve in such position for one additional two-year term. A unanimous voter pursuant to this clause (c) is required for each such suspension.

- A motion to add the new subsection to the Bylaws was made by the VP, seconded by the Treasurer and approved unanimously by the Board.

2. Secretary will write a letter to introduce the new Bylaw draft to homeowners and send it out for review and commentary

3. Signing of new Bylaws tentatively set for 1/17/17

2017 Annual Meeting

- The Board determined that the HOA has sufficiently recovered from the upheaval of 2012 and can revert back to the Calendar for elections specified in the CC&Rs.
- The Treasurer made a motion to revert back to the second Saturday in September for Board elections and the annual meeting; seconded by the President; unanimously approved by the Board

Old Business

- The end of year balance sheet was distributed by the Treasurer
- The VP made a motion to set the Reserve Fund Amount to \$14500; seconded by the Treasurer and approved unanimously by the Board
- Update on Annual Dues Payment and agreement that a reminder be added to the Bylaw Draft email
- The dates of the 2017 Board Meetings were set:
April 6th
August 17th
November 9th

Adjournment – 7:46

HPE HOA Board Meeting Minutes
February 9, 2017

Meeting was called to order at 7:00pm

All Board Members Present
No Homeowners Present

Meeting Notice sent on 2/3/17 & placed on Web Site same day
Quorum - Yes

The Secretary made a motion to accept the new Bylaws as presented.

The VP second the motion and the Board unanimously agreed to accept and adopt the new Bylaws.

The Treasurer will take the Bylaws and file them with Collin County.

The meeting was adjourned at 7:11 pm by the President

HPE HOA Secretary

HPE HOA Board Meeting Minutes
April 6, 2017

Meeting was called to order at 7:04pm

All Board Members Present
3 Homeowners Present

Meeting Notice sent on 4/3/17 & placed on Web Site same day
Quorum - Yes

Reports

VP – discussed potential homeowner CCR violations

Treasurer – Financial statements handed out to Board; reviewed budget;
Discussed whose name the PO Box should be transferred to

MAL – update on street repairs; City has selected SPI for the work; Potential
start in May; all work to be completed by October; HOA will
request a meeting with the Road Superintendent

Architectural Committee – discussed pool enclosure rules/regulations

Old Business – discussed fiber options

Member Open Forum – DF has a solenoid finder; everyone needs to relocate
sprinkler heads that are located close to the road before road
construction begins.

Adjournment – 8:09 PM

HPE HOA Board Meeting Minutes
August 17, 2017

Meeting was called to order at 7:33pm

Board Members: President, Treasurer, Secretary & Member at
3 Homeowners Present

Meeting Notice sent on 8/14/17 & placed on Web Site same day
Quorum - Yes

Reports

Treasurer - Financial statements handed out to Board

Secretary – Will send email to neighborhood asking for volunteers to be on
the Board.

MAL –Discussed cracking in Roads of neighborhood

Arc Comm – 1 new pool decking; 1 new fence and 1 new home

Old Business

Annual Meeting and Elections– President to schedule meeting & secure site

New Business

Nominees for Pres./Secretary/Member at Large – Secretary to send email

Member Open Forum

Tar on vehicles from road paving from 2 neighbors– the Board determined it
is an individual issue, not a HOA issue.

Adjournment – 8:35 p.m.

Addendum 9/13/17

The HPE HOA Treasurer made a motion that the current HOA Board of Directors
vote to suspend the requirement for allowing a maximum of two consecutive two
year terms as allowed under Section 6.3(c) of our By Laws for the following
Directors in the named positions: President; Secretary; Member-at-Large.
The Motion was seconded by the Vice President and approved unanimously by the
Board.

HPE HOA 2017 Annual Meeting

September 16, 2017

Board Members Present: President, VP, Treasurer, Member at Large

Proof of Quorum Y

Proof of notice of meeting

Notice sent out & posted o website: 10/6/17

Reports of officers

Secretary – out of town for a funeral

Treasurer – Treasurer’s Report

VP – Compliance issues discussed

Pres - welcome

Election of Directors – ballots collected

Adjournment

Addendum 9/30/2017

Voting Results for Board Member Elections

President	Elected with 28 Votes (62%)
Secretary	Elected with 28 Votes (62%)
Member at Large	Elected with 28 Votes (62%)

Votes counted & verified by
HPE HOA Treasurer

HPE HOA Board Meeting Minutes
November 28, 2017

Meeting was called to order at 7:04pm by the President

All Board Members Present
No additional Homeowners Present

Meeting Notice sent on 9/6/17 & placed on Web Site same day
Quorum - Yes

Treasurer

- Handed out 3Q and 4Q 2017 Balance Sheets – brief discussion
- The proposed 2018 Budget was distributed and the President made a motion to accept the budget as written; the VP second the motion and the 2018 Budget was approved by the Board.
- The Annual Letter was discussed and the Treasurer proposed a Refund amount for those paying their dues in a timely manner.
The President made a motion to give a refund to homeowners paying their dues within the window designated by the Board; the VP second the motion and it was approved by the Board.
- Discussion on increasing the amount of the Reserve fund led to a unanimous vote of the Board to increase the Reserve fund amount to \$17,500.

The recent death of a neighbor was discussed at length.

The Meeting was adjourned at 7:54 PM.

HPE HOA Secretary