

**Highland Park Homeowner's Association  
Board of Managers Meeting  
June 24, 2007**

- Meeting called to order at 7:35 pm
- Board Members in Attendance: Dave Celznick, Bill Mazzolini, Olivia Poggenpohl, Jeanne Stark, and Ed Fratus
- Board Members Absent: Karri Furness
- Bill moved to approve minutes and Jeanne seconded. All approved.

**Thank You's**

- Mailbox team for meeting and rolling with plan
- Ed, Mazz and Sean for determining key options for clubhouse
- Bill for cleaning toilets in the clubhouse restrooms

**Topic 1: Mailbox**

- Bill proposed that we install the plastic prototype mailbox, consider installing a lock box, install it in circle drive by the club house, and assess how it weathers. Olivia seconded. All approved.
- Group discussed the steps for mailbox maintenance enforcement. Bill proposed that we adopt the suggested process and Jeanne seconded. All in favor.

**Next Steps:**

- Jeanne will talk to post office about our intentions and how to execute. Olivia to write letter and send to group by the end of the week.
- Ed to determine those homeowners whose mailboxes need to be maintained based on the criteria set forth in the standards and generate a list to receive the letter and coordinate the mailing.

**Topic 2: Pond Signs**

**Next Steps:**

- Ed will order and install signs with verbiage as previously approved.
- Ed will check on needed chemicals for algae in pond.

**Topic 3: Action Items from Homeowners' Meeting**

1. Rethink amount for contingency reserves.

**Next Steps:**

Bill will work on this.

2. Provide sources for mailbox parts, numerals, etc. Good support for the vinyl mailbox. Order one prototype.

**Status:**

Done

3. Remove white fencing, replace with nice columns and something better. Board will review, give feedback to Boris.

Bill proposed that we keep the fence, Dave seconded. All voted in favor when needs improving we'll revisit.

**Next Steps:**

Bill will call Boris

4. Emphasize “no glass at pool” rule.

**Status:**

- Done

5. Remove some dead/toppled trees in Nature Park. Board will review.

- Bill determined there was a tree on Southpark near Leslie and two on Truxton across from Pete
- Dave motioned to remove trees based on estimates and Bill seconded.

**Next Steps:**

- Jeanne to get two estimates for removal and email to group for vote.
- Group to determine any other trees that need to be removed after get quote.

6. Provide disposal facilities at playground. Noted that we tried for several weeks and discontinued because folks were using for pet waste.

**Next Steps:**

- Consider making part of Brunner’s job description
- Olivia and Jeanne will add to summer survey

**Topic 4: Medeco Key Plan**

- Bill proposed the Board install new locks at a cost of \$1,000 for four door locks on the exterior of the clubhouse and furnace room locks. Rekey other locks for pump room, outside filter room and bathroom door. Dave seconded. All approved in favor.

**Next Steps:**

- Bill and Ed will make it happen

**Topic 5: Pool Operations**

- Seeing more 10, 11, 12 year olds sneak in pool when pool when not open and are swimming alone. And during the day, kids of this same age range were responsible for little kids – which is against code of regulations.
- More people are bringing more guests – 7, 4 & 19 guests and lots of extra people.
- Approaching more than 50 people between noon and 2 pm, Recently started having a guard between noon and 2 pm.
- Also added a gate checker periodically, randomly on Friday and Saturday. Been doing this for about two weeks.
- Dave proposes having fulltime guards, 9am to 9 pm, through July 15<sup>th</sup> and re-evaluate usage after July 4<sup>th</sup> as a trial basis. Bill seconded. All approved.

**Next Steps**

- After July 4<sup>th</sup> re-evaluate pool usage.
- Determine what is right for next year season after survey.
- Survey in fall – limit number of guests, issue guest passes.

**Topic 6: Playground Equipment**

- Group recommends to survey needs in fall.

**Next Steps:****Topic 7: Nature Park**

- Bill suggests committing to periodically roto-rooter pipes

**Next Steps**

- When we get proposal have meeting with neighbors to review plan.
- Waiting on revised quote from Brunner by next month
- Dave and Karri will look at trees that need to be replaced and consider lumping in work that needs to be done in the area and may want to plant trees in other areas and provide estimate and plan.

**Topic 8: Montrose**

- Bill proposed to spend \$18,000 to fix the Montrose basin by November 1<sup>st</sup> with the intent to attempt to recoup the cost from the party at fault for approving the initial installation and Karri seconded in absentia. All voted in favor.

**Next Steps:**

- Ed to meet with Bramhall
- Jeanne will advise group next steps
- Bill will talk with Gary

**Next Meeting**

Monday 7/23 @ 7:30 pm

Meeting Closed @ 955pm -- Dave motioned and Jeanne seconded