

HARTFORD PARK HOMEOWNERS ASSOCIATION

Meeting Minutes | April 11, 2024 | 8:00 pm

- Call to order - 8:03 pm
- Members in Attendance - Murray Trepel, Melanie Oldroyd, Cole Tarbet, Amy Anderson, NORMA Gile, Shelby Cardall - North HOA
- Review Previous Minutes - none
- Financial Review - **approved**
 - a. Check on liabilities and equities on the balance sheet. Numbers do not add up correctly.
- Annual Meeting- Kili will send Annual Meeting agenda to the board for approval once the location is confirmed.
 - a. Will be held on May 14, 2024 at 7pm.
 - b. See if we can get the Logan Library reserved for the meeting. Find out the cost and let the board know.
 - c. Everyone is up for election. Will hold the election online.
- Landscaping -
 - a. 1200 and 1196, people can leave green waste items there until the end of May.
- Parking Regulations-
 - a. Board **approves** getting rules re done with Parking Enforcement. Dennis will need to do signs. Owner's will need to call parking enforcement if a vehicle is parked in their stall. 30 day grace period on expired registration.
 - b. Posts in the guest stalls. Need to paint the guest stalls.
- Violations - discussion on violation process.

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- Community Walkthroughs -
 - a. North charges \$50 per hour
 - b. Board **approves** community walkthroughs every other month starting in April. We will do it about 2 weeks before the meeting so we can do any legwork needed. Want checked for violations, maintenance issues, structural concerns etc.
- Insurance- board approves increasing the insurance deductible to \$25,000.
 - a. board **approved** to remove cyber security coverage.
- Assigned Parking Stalls-
 - a. Send the board a draft of the parking lot stalls.
- Maintenance Update -
 - a. board **approves** waiting a year or two before doing the last building that needs siding.
 - b. board **approves** having Dan Ames do a bid for the sheetrock in the 2 units
 - c. board **approved** fixing 2 landscaping areas. Matt will fix them
 - d. get bids on asphalt and restriping, and words and numbers in them. Paint guest word in guest stalls
 - e. Removing Pine Trees to prevent braches breaking in the snow. Causes pine cones and needles in the gutter. Worries about roof damage. Board agreed to put it on hold for now. Unicorn bid it for \$5,000 to get them all. Or \$2,500 for half this year and half for next.

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Board **approves** the \$2,500 bid to have unicorn do the next worst trees. Trees are along the road on 1190 North and near unit 173.

- Violations and ACC Requests - none
- Additional Items of Discussion -
 - a. Have a CCR review by alan. One comment on bringing the voting threshold down.
- Future Items of Discussion -
 - a. The board **approved** budgeting for the reserve study in 2025.
 - i. Last one was done in October of 2021.
- Adjournment - 9:15 pm

Next Meeting: May 14, 2024 6pm at the Logan Library prior to the annual meeting.

Goals for 2024

Goals for 2025

Remove Pine Trees (bid \$2,500)	Have reserve study (bid \$1,800)
	Remove rest of Pine Trees (bid \$2,500)

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