

Minutes of the Hunters Creek North Homeowners Association Quarterly Meeting

Thursday April 19, 2018 at 13207 Hunters View (Saavedra Home)

Meeting called to order by Co-President Linda Lopez-George at 6:30 P.M.

Members present Leo Saavedra, Linda Lopez-George, John Koch, Chuck Bowen Peter Haller, Dan Davis and Don Nield. Residents present included Mason Daughett.

The Minutes of the Annual Meeting of January 25th, 2018 were reviewed. Motion to accept the minutes by Leo and seconded by Chuck. Approved.

Co-Presidents Report

Leo started a discussion related to the break-ins at cluster mailboxes in Unit 2.

A lengthy session ensued led by Mason regarding security in Unit 2. Several positive suggestions were made including the use of security cameras. These cameras would be used to monitor the mailbox stands in Unit 2. The addition of new lighting was also proposed.

Chuck mentioned that so far this year we have 18 out of 81 homeowners in unit 2 participating in the Homeowners Association. Last year we had 25 members. Chuck felt the number would rise as swimming season began. Chuck noted that if we had another 30 members of Unit 2 participating we could have a nightly police presence in the area. With 100% participation we could do much more.

Mason asked about installing speed bumps on Hunters Rock to curtail the number of fast moving vehicles on that street. Linda advised that SAPD does not support their use anymore as they feel they are ineffective.

At this point Linda noted that the first hour of the meeting was used to address issues relating to Unit 2, which is not unusual. Unit 2 is a part of our neighborhood which does not have mandatory membership in the Homeowners Association at this time.

Moving forward Linda made some suggestions for the TriCentennial Community Project. One of the suggestions was to illuminate the entrance on Hunters Rock and Huebner Road. Other suggestions were for additional pool renovation, specifically new landscaping. Peter offered that a survey of homeowners in the newsletter for additional ideas could be beneficial. Chuck suggested the use of incentives to promote responses to gain new ideas. Also Chuck felt that targeting Unit 2 homeowners using surveys to find out what they need and would like in order to bring them into the Association would be helpful.

At this point the appointment of a Vice President was discussed. Peter Haler accepted taking on this responsibility.

Treasurers Report

Chuck went over our Balance Sheet noting that we have \$36,814.23 in current assets. He then went over our Actual vs Budget numbers for the year to date. We have 100% participation from our mandatory homeowners. We have 18 out of 81 in the voluntary Unit 2. This is 5 less than last year. We have 5 pending home sales and 1 foreclosure at this time. Our newsletter will be over budget by \$50 due to increased handling charges. Finally our taxes are up by \$11.

Committee Reports.

ACC

John spoke of 2 approvals regarding upgrades to the neighborhood. A short discussion was held regarding means of enforcing non-compliant homeowners. It was decided to take this up at another time.

Beautification & Landscaping

Linda talked about the presentation by Mitchell Lake on the June 23rd weekend at the pool. This is something that all green thumb people (or brown thumb folks) should take advantage of.

Communication/Newsletter

Peter advised that more advance timing for the newsletter would be of some benefit regarding the award for yard of the month. Having more than one award in the pipeline makes the award easier to manage. Peter felt that a 2 month period prior to publication gave a great deal of flexibility in producing a meaningful newsletter. At this point the use of the newsletter to explain the proposed changes to the Covenants was discussed. Going over what these Covenants are 2 or 3 at a time would help to explain to the homeowners what exactly they are.

Hospitality

Continuing using the welcome packets is a great way of giving new homeowners a lot of information about what the neighborhood is all about.

Finally, Linda talked about the Memorial Day Party at the pool. All agreed it is a fun time.

Motion to adjourn by Chuck and seconded by John. Meeting adjourned at 8:54 P.M.