

# HP3A Board of Directors Meeting Minutes

Date: February 13, 2026 Time: 12:30PM

## I. Board of Directors (BOD) Members Present:

- a. Tony Hicks
- b. Ray Carrillo
- c. Dennis Maier (being re-appointed)

## II. Discussion Topics:

### Board Member and ACC Member Re-appointments

Ray Carrillo and Tony Hicks re-appointed Dennis Maier from his previously appointed (*December 2025*) ACC position to the third Board member, and Devin Himmelheber from previously appointed (*December 2025*) Board member to the ACC member. John Christiansen is to step back from his previously appointed (*December 2025*) Board member position for now. In the upcoming Special Community Meeting in March, we will request a community vote for Dennis and Devin.

### Current Structure of HP3A HOA Management

The Board agrees to operate with 3 members together as one on all issues with no functional assignment at this point until there is a need to change. There is no President, Vice President, nor Secretary at this point other than Tony Hicks is the default Treasurer.

### Removal of certain previous Board Members as signers on bank account

The Board decided to remove Christine Mohr who recently resigned from her Interim President position, Doug Barber and his wife who no longer are a part of our community for about 5 years from the HP3A HOA bank account. Tony will handle this task with our bank.

### HP3A HOA Management background review

A brief summary of HP3A HOA management history was discussed for Dennis' benefit. After our last President Tim Cerniglia stepped down at the end of 2022, Bernadette Guthrie was voted in as the successor President, but she resigned only a few months after that. Christine Mohr became the interim President in the 2Q of 2023. Since there were only 2 Board Directors, John Christiansen (*Secretary/Treasurer*) and Christine Mohr (*interim President*), not too much development happened in the following 12 months other than the immediate discussion of HOA or No HOA or Management Company options at the May 2023 Community meeting. Then it was brought up again a year

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later at the June 2024 Community meeting, and the interim President immediately rushed to consult an attorney to put together a survey to dissolve our HOA. Tony Hicks came on board as Vice President to help in August 2024 and along with the Secretary/Treasurer voted down the HOA dissolution survey of HP3A. Ray Carrillo joined as a Board Member to help in October 2024. In April 2025, the Secretary/Treasurer resigned. In 2025, the Board of Directors focused primarily on the effort of amending HP3A covenants to allow steel accessory buildings, larger size up to 2500sf, and additional dwelling units with several revisions but nothing was completed for our community to review and/or vote on yet due to a lack of consensus among Board members. Modifications or amendments to our covenants must be made with the approval votes of our community members. In December 2025, the Board voted to bring on Dennis Maier as the 3<sup>rd</sup> ACC member, both Devin Himmelheber and John Christiansen as 2 new Board members. In early February 2026, Christine Mohr, the interim President resigned.

## **Proposal to bring on a Management Company**

With the resignation of the interim President, the board debated the viability of the current entity and the possibility of dissolving the HOA, emphasizing the importance of our covenants. The Board also proposed the need for a Management Company, the importance of transparency, and the handling of disruptive members. The board considered hiring a Management Company to bring our HOA into compliance with State laws, enforce our covenants and manage administrative tasks. We debated using our existing reserves to cover initial costs for the remainder 8 months of 2026 starting in May, proposing a HOA due fee increase to \$500-600 per lot plus the annual trash fee of \$180 for 2027 which will require a community vote. A local Management Company was identified and its contract was reviewed to manage our operations, estimated at \$12,000 plus an additional budget of \$5,000 for incidental on-boarding costs. The possibility of taking a loan against the reserve to cover initial costs was considered, however, should be consulted with an attorney beforehand. This proposal is to answer the loudest complaints from some homeowners that HP3A is out of compliance with State laws and failure to enforce our covenants. This proposal will also help maintain legal compliance for our HOA, will provide some additional online services such as due payments and collection, and will maintain management continuity when changing Board members. However, the Board is aware of

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several issues with Management Company experienced with HP1 & 2 HOA previously.

## **Legal Consultation plan on various aspects of the Management Company proposal**

Several potential legal issues were addressed, including a possible lawsuit from a homeowner and the availability for liability insurance. The Board debated the viability of the current entity and the possibility of dissolving the HOA, emphasizing the importance of the covenants. The Board will consult with legal councils prior to any implementation.

## **March 2026 Special Community Meeting**

The Board planned to brief the community of its Management Company proposal to address homeowners' complaints about our HOA's shortfalls while only few volunteers have been willing to step up to help without ulterior motives.

The agenda for the upcoming meeting was set for March 3<sup>th</sup>, 2026 with Dennis Maier to present to the community which will be moved to March 13<sup>th</sup>, 2026. Tony Hicks was to prepare the presentation materials for the meeting.

### **III. Adjournment: 2:00PM**

Approve 4/16/26

A handwritten signature in black ink, appearing to read "Timothy S. [unclear]", is written over a horizontal line. The signature is stylized and somewhat illegible.