

HP3A Board of Directors Meeting Minutes

Date: April 16, 2026, **Time:** 6:00

I. Board of Directors (BOD) Members Present:

- Tim Cerniglia (reappointed as BOD President during meeting)
- Tony Hicks
- Ray Carrillo
- Dennis Maier

II. Topics Discussed:

-Minutes Approved from 2/13/26 Special All Member meeting

-Tony briefly summarized current financial update. \$47K current balance, all lots current on dues except two – 1 for trash, 1 for past dues. No anticipated shortages or issues for remainder of year.

-Motion to appoint Tim Cerniglia as BOD president until the annual meeting executed and approved.

-Current BOD members aligned on positions. Tim Cerniglia -President, Ray Carrillo -Vice President, Tony Hicks -Treasurer, Dennis Maier -Secretary.

-Ray gave a summary of the current website migration situation. Current website maintenance vendor is retiring. Discussed existing quotes for replacement – need new vendor on board NLT July 2026 to ensure no gaps in support. Urgent topic to align on path forward for May 28 BOD meeting.

-Discussed potential mailbox damage. Dennis and Ray assessed the box after the meeting – does not appear to be any safety, functional, or cosmetic issues. Considered a non-issue.

-Water well readings briefly discussed. Nancy reported all February reporting up to date and no issues. Mentioned ensuring reporting full 7 digits vs just 5.

-Tony updated mowing status for upcoming mowing season. Current plan is to target 4 mowings/year – 6/1, mid-July 9/1, and 9/30. Potential to require only 3 times/year. Currently assessing potential new mowing vendors.

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-HOA has the requirement to mow Briargate 2x/year. Can pay the mowing vendor to do it or Dennis and Tim expressed willingness to do it if needed.

-ACC Update. No significant updates, a couple open questions on Lot 147 being reviewed.

-Summarized voting rights impacts for unresolved covenant violations. The BOD will ensure transparency, diligent process, and appropriate enforcement on all violations. There is a 30-day cure period for any violation.

Current open violations are as follows:

Lot	Date	Issue	Amount	Details
127	10/8/24	Delinquent	\$100	Fine
120	2/1/25	Delinquent	\$80	Trash
120	2/1/26	Delinquent	\$380	Dues and Trash
123	1/1/26	Violations		Trailer
123	1/1/26	Violations		ATV
126	1/1/26	Violations		Trailer
127	4/15/26	Violation		ATV

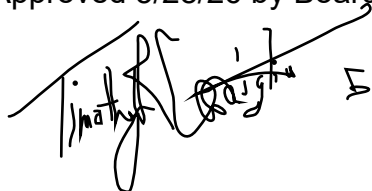
-Discussed process to change/revise covenants. General timeline will be to solicit input for changes in July, review in September, conduct full member vote in October.

-Next BOD meeting scheduled for 5/28.

-Discussed ongoing ATV/motorbike situation. It is posing a safety risk and damaging the walking paths. The BOD took the action to emplace some permanent signs on the walking trails. All members encouraged to call the sheriff's office upon witnessing these vehicles as well.

III. Adjournment: 6:38 PM

Approved 5/28/26 by Board voice vote

 5/28/26