

HP3A Board of Directors Meeting Minutes

Date: May 28, 2026, **Time:** 6:00

Board of Directors (BOD) Members Present:

- Tim Cerniglia - President
- Tony Hicks - Treasurer
- Ray Carrillo – Vice President
- Dennis Maier – Secretary

Meeting Start Time: 6:12 (Started late due to IT issues)

Topics Discussed:

- I. Approved April BOD Meeting Minutes
- II. Reviewed March Special meeting members present. Present lots were:
120, 121, 124, 125, 126, 130, 133, 136, 137, 140, 145, 146, 148, 149, 150, 152, 157
- III. Financial Update
 - Overall, balance sheet and income statement in solid shape
 - Current balance is \$46201.86, Cash balance up roughly \$4K from previous year
 - Trash income and expense higher due to 3 additional homes
 - \$125 paid for trail maintenance
 - Lot 120 has \$460 outstanding balance, Lot 127 overdue fine of \$100
- IV. Approved the move from current website manager to Websites by Robyn
 - Effective date of contract will be 6/1, will allow 3 months of overlap with current provider
 - Total upfront fees will be \$977, annual maintenance rate will be \$572/year
 - Updates/maintenance will be occurring over the next couple months
- V. Review 6/1 Mowing plan (including Briargate) and vendor
 - James Gomez is the new neighborhood lawn mowing contractor
 - Multiple notices have been sent to the neighborhood from Tony
 - The first mowing of the season will be Monday June 1st, 3 more will follow
 - Briargate will be mowed 2x/year
- VI. ACC Update
 - No ACC members on the call so no major content discussed
 - Lot 147 has submitted a plan. 124 supposedly will be shortly

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- VII. Review current violation status
- Notices have been sent from Tim to offenders
 - General impression is that some violations (motorbikes) seem to have died down
 - Tony to reimburse Tim for \$200 spent on walking path signs
- VIII. Discuss enforcement of trailer/camper parking rules
- Agreed to place the current trailer storage covenant on the agenda for potential revision subject to full member voting/input
 - Discussed potential suspension of fines for trailer violations until full member vote this fall – agreed to not do that. Will continue to enforce current covenants per standard process.
- IX. Discuss signs, newsletter feedback, walking paths
- General perception is the walking path signs seem to have helped
- X. Align on process for Member Covenant Review/Change process
- Discussed general process in preparation for fall full member meeting/review
 - General process will be to solicit input and notify all members in June, follow up in July and summarize and clarify, summarize the full list of proposed items to revise and rationale, review and vote at all member meeting in fall. Legal consult will occur as appropriate throughout the process.
- XI. Briargate Parkway Update
- Discussed briefly the construction is expected to start 11/27
 - Will ask for a subcommittee at the October meeting to participate in an “ideas” project for the neighborhood on suggested improvement ideas along the parkway
 - Suggestion to look into C Lazy T tree services – all members are encouraged to plant trees
- XII. Member suggested Covenant changes
- None to date. Will initiate communication and process in June. Tim to send email

End: 7:19 **Approved 5/27/26 by voice vote**

A handwritten signature in black ink, appearing to be 'J. H.', is written over a horizontal line.

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Tim Cerniglia, President, HP3A