

## **HPCPO BOD Meeting**

**Date:** June 24, 2025

**Time:** 9:00 A.M.

**Call to order:** Pledge of Allegiance & Moment of Silence

**Roll Call:** Rick Manseau, Ray Thomas, Steve Heffron, Greg Myers, Jean Albano, Lynda Anderson, Bill Rutledge, Corinne Foti, Paul Quintin Excused (Quorum was met)

**VERIFICATION OF NOTICE:** Agenda posting done on 6/20/2025

**OLD BUSINESS:** NONE

**APPROVAL OF MINUTES:** BOD 5/20/2025

**Motion to Approve:** 1<sup>st</sup>: Steve Heffron 2<sup>nd</sup>: Ray Thomas

**All in favor-passed:** Yes

Violations (to go to Fining Committee for \$2500) (None)

Background Applications: 7529 First Circle, 8069 Fairlane, 12094 Walshwood, 12459 Fairway, 7305 Score St., 8189 Fiesta, 7363 Eastern Circle, 7327 High Point, 7388 Fairlane, 12363 Fairway, 8004 Fairlane, 12363 Fairway, 12456 Fairway, 12045 Formosa, 7235 Fairlane, 12561 Harker St., 12032 Formosa St., 12312 Conde, 12464 Fairway.

**All 19 Applications previously approved -**

**Motion to Ratify:** 1<sup>st</sup>: Jean Albano 2<sup>nd</sup>: Steve Heffron

**All in favor-passed:** Yes

**OPEN FORUM:** Guest: Deborah Jurczyk – Proposal for a Rec Room using Spectrum funds

- Possibly have a steel shed brought in. for pool table, darts, and other games (Price to be checked on)
- Can Furnish the above items for \$5,000 suggestion was made to put pool tables etc. in the Community Center
- Homeowner asked about a property that has a violation and code enforcement is working on it.

## **NEW BUSINESS – Committee Reports:**

1. *By-Laws/CCR's: Jean Reported:*

- a) By-laws review was done by the entire BOD for December 2025 elections. We are waiting for attorney's review. We will have more to put on it as we haven't done Spectrum yet.
- b) Thanks to every one for Doris Party organize; shop; prepare + serve food; as well as beautiful decorations.
- c) 4<sup>th</sup> of July Committee – flyers were available at tables. We have a committee of 16 or more people. We should have a fun day. Please tell your neighbors who don't have computers, facebook etc.  
Greg stated we have 33 groups that are signed up for the parade. We expect some to just show up.

2. Community Business: No Report

3. Community Center: Steve Reported: New Combination locks installed on club doors. Bill and maintenance completed the work. Codes were given out to clubs. Keys were also given out in case the battery dies. A maintenance schedule will be set up for battery replacement.

4. Finances: Greg read the Financial Report (Available at table and office)

**Motion to Approve:** 1<sup>st</sup>: Jean Albano 2<sup>nd</sup>: Rick Manseau

**All in favor-passed:** Yes

5. Groundskeeping: No Report

6. Information Services: Ray Stated: on July 7<sup>th</sup> at noon and 1<sup>st</sup> Monday of each month there after – testing alarm system at the front gate