

HPCPO BOD Meeting

Date: April 28, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Bill Wilson, Jack Sanders, Ray Thomas, Greg Myers, Jean Albano, Bill Rutledge, Sue, Excused Rick Manseau and Lynda Anderson

Approval of Minutes: BOD Meeting 3/24/2026
General Meeting 4/2/2026

Motion to Approve: 1st: Ray Thomas 2nd: Bill Wilson
All in favor-passed: Yes

BACKGROUND APPLICATIONS: 77511 Eastern Circle (2x), 8430 Highpoint (2x), 7540 Eagle, 8134 Baycrest (4x), 12372 Conde Dr., 8002 Highpoint (2x), 8221 Highpoint, 12306 Clubhouse, 9100 Highpoint (2x), 7481 First Circle (2x), 12169 Clubhouse (2x), 7359 Highpoint, 12246 Evantide (2x), 12112 Sara (2x), 8013 Eastern Circle, 1 Just looking, 7246 Fairlane, 12041 Fairway (2x), 8043 Little Tee, 12160 Sara (2x), 12260 Hallmark (2x), 7359 High Point, 7289 Fairlane (2x), 7393 Fairlane (2x), 12588 Fairway (2x), 8929 Highpoint, 8066 Highpoint, 8795 High Point, 8213 Fiesta, 12160 Sara (2x), 12041 Fairway (2x), 7156 Fairlane (2x), 7427 First Circle Dr. 9009 Highpoint (2x) = 53 Applications **All Applications previously approved-need to Ratify**

Motion to Ratify: 1st: Bill Wilson 2nd: Ray Thomas
All in favor-passed: Yes

NEW BUSINESS – COMMITTEE REPORTS:

1. By-Laws/CCR's : Bylaws Committee meeting Friday 1pm Baltic Building
2. Community Business: Bill Report:
 - Scavenger Hunt: 30 homeowners participated. 2 Gift cards (\$25) were given out to the winners Holly Jaquay and Bob and Debi Klos.
 - *Extreme Drought is in effect as of April 14, 2026. There is a burning ban – you can **ONLY** use an outdoor grill.*
 - Bill explained in **DETAIL** the following:
 - A. Proper procedure for violations (per our lawyer)
 - B. Fines – 3 Required notices
 - C. Collection - Collections have been reduced from \$66,300 to \$33, 900
3. Community Center: Jack Report: Community Center side door has been left open for long periods of time. Please close as the A/C is ON.
4. Finances: Greg Read Financial Report for 3/31/2026: **Motion to Approve:** 1st: Jean Albano 2nd: Bill Wilson
All in favor-passed: Yes
5. Groundskeeping: We are looking into options to improve the fence between the Large Dog Park and Small Dog Park. Other fencing on High Point perimeter is also being considered.
6. Information Services/ Info Booth: Ray report: Have had Internet problems since spectrum did their upgrade. Trying to get fixed today.
7. Permits: Motion to Approve 22 Permits Deny 2 **Motion to Ratify:** 1st: Jean Albano 2nd Ray Thomas
All in favor-passed: Yes
8. Recreation: NO REPORT

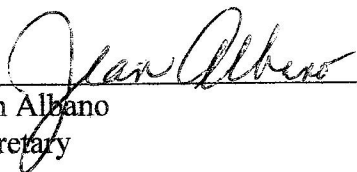
9. Storage Compound/Dog Park: (SEE GROUNDSKEEPING)

ANNOUNCEMENTS:

- May 8th 1pm Baltic Building. July 4th Committee Meeting
- The HOA will be having a CPR, AED Training for Employees. It will be open to **ALL CLUBS**. Contact office with your name and address if you wish to participate. Class is **FREE UNLESS** you want a Certification Card (\$25) Card is good for 2 years.
- We are upgrading our First Aid Kits
- Resident Orientation 6pm Tonight

Motion to Adjourn: Time: 9:18 Motion 1st: Jean Albano 2nd: Bill Wilson
All in favor-passed: Yes

Respectfully submitted by



Jean Albano
Secretary