

HHPOA COMMUNITY MEETING MINUTES

June 10th, 2025 – 7PM

ATTENDEES:

Jeff Barnard
Tim Bowman
Karin & Dick Callander
Anita & Dean Dolbeck
Eddy Duncan
Nina Doran & Jan Van Joolen

Steve Goldsmith
Terry & Dave Jolly
Perry Lang
John Marmish
Dale McCay
Patty McCoy

Jackie Ramsey
Deena Sandacz
Andy Schippers
Gina & Andy Sutton
Keith Vick
Ed Woodman

Andy Schippers called the meeting to order at 7:00pm.

Minutes:

- November minutes approved. Dave Jolly made the motion, Keith Vick seconded. All approved.

Treasurer's Report:

- Ed Woodman reported that we have a balance in May of \$24,724. Expenses \$500 deposit for January 2026 dinner and \$1662 paid to West Coast Insurers.
- We have 90 paid property owners.

Committee Reports:

Welcome committee:

The Johnson's home on Ipswich is now sold and will be closing mid-June.
Still waiting to welcome William & Kerry Knight at 530 W. Britain.

Architectural committee:

- Rudy reported 1436 N Circus Terr: owners Jacob & Regina Tamposi plan to build a single-family home on property adjacent to the west side of Hampton Hills, which has been combined with Lot 34. Rudy met with Citrus Hills Construction & they then submitted an application to the ACB to install a driveway to the house and a detached garage in the corner of Lot 34 (approximately 350 feet from N. Circus). Our Restrictive Covenants only apply to Lot 34, not to the location of the house. The ACB approved the application.
- 421 W. Chase St: owner Dream Custom Homes of Citrus plans to build a single-family home on the lot near the intersection of Chase and Indianapolis. DCH submitted an application with house plans and site plan which was reviewed by the ACB and approved.
- 570 W. Chase St: owner Mary Weber plans to build a single-family home on this lot she purchased last year. She has submitted the sealed house plans for our information. She was provided an application and will have her builder submit it to the ACB once the site plan is developed. Then the entire plan will be reviewed by the ACB.

- 103 W. Chase St: owner Don Parker would like to install a prefabricated shed in the back corner of his property. Rudy met with Don and reviewed the scope of the project. The shed would not be visible to neighbors or from the street. Awaiting receipt of the application.

Awareness issues:

- The Carleton house on 1545 Abalone: has been power washed and appear to be cleaning the place up. It appears that the house will be going up for sale with "Sold Sisters".
- There are still trailers everywhere, Andy requested when not in use, please put them out of sight.
- The issues with the new tenants on Ipswich appeared to be resolved after Andy talked to them. In recent weeks the problem seems to have returned. Andy will send a letter outlining the violation of the covenants.
- 215 W Chase has been an ongoing situation of parking trucks and trailers on the front lawn despite letters and confrontation. Andy has sent one final notice to the owners of the property who reside in Chicago. If no response he asked for agreement of a letter to be sent from Attorney Robert Christensen. It should be noted that we had more than the required quorum number of eight board members in attendance.
- 201 W. Britain has been sold and new owners appear to be moved in. Anita will look into this.
- 1350 Circus was also up for sale but has now been rented.
- 1324 Circus is also up for sale but there is a slight problem with a past sinkhole on the property.

POA New Laws and Regulations.

100 or more parcels require a website with all POA information available to members.

This includes record keeping, finances. A quorum is required to make any decision.

Minutes and agendas should also be posted. We are in line with this as Patrick Simon updates our website on a regular basis.

Articles of Incorporation, our charter is good until 2043. Records are filed with Attorney Denise Lyn our registered agent.

Directory 2025 – 2027

Everyone was shown 4 cover pages and a vote was taken. June Schippers will produce. Anita Dolbeck and Terry will help proof it. The cost will be approximately \$300 for 125 copies.

Special Events:

- Dinner: Will not have a DJ this year, he didn't play during dinner and then no-one stayed for dancing. Next year is booked for January 31st in between the playoffs and the super bowl.
- Picnic: Will be November 9th, more details to follow.
- Yard Sale: Beginning of October, date to follow.
- Halloween: Patty made a motion to pay two deputies, Terry seconded. A discussion followed once again on having a one-way system as there is going to be an accident. Andy will send a letter to David Vincent to discuss this matter. Legally we can't block the street.

New Business:

- Proposed 2025 meetings and locations. September 9 – Home of Thelma and Tony Elejalde. We **NEED** a volunteer host on November 11th. It is for one hour only from 7pm until 8pm.
- A suggestion had been made to move to meetings to the library. Terry looked into this and was told that we would have to vacate by 6:30pm as the library closes at 7pm. It was felt members would not attend if there was a longer drive involved.

- One of our members Tom Flemming had asked if there would be any interest in a Hampton Hills Facebook page for recommendations and suggestions for contractors etc. It was ruled against.
- It was asked if members at large should attend all 4 meetings? Andy reported that to date this had not presented a problem but that we would continue to monitor attendance and if a problem arose, we would deal with it.
- Patty McCoy suggested we start a bereavement committee. Andy reported that some people do not want everyone to know about the passing of a loved one primarily for security concerns, so we check with family members first prior to making any community announcements via email. Andy also reported that when a member passes, he purchases flowers as well as cards on behalf of the POA. Given Patty's suggestion for a bereavement committee it was decided we will have the executive board handle that function.

Meeting adjourned at 8:05pm.

Next meeting will be 7pm, September 9th at the residence of Thelma & Tony Elejalde (1566 N. Abalone Terrace)

Respectfully submitted,

Terry Jolly
Secretary

If anyone is interested in joining any of our committees, you are more than welcome. We would love to have new people. Please contact any of our Board member for more details.