

HTCA BOARD MEETING – 1/27/25

5:30 p.m. at HT Sports Center

Minutes

HOA President Linda Scheve called the meeting to order at 5:40 p.m.

Roll Call was taken. Linda (herself) and Amy Spoede, Vice President, and Dahna Kane. There are no other Board members at this time.

Proof of Meeting Notice – Posted 1/17/25. Emailed 1/17/25.

No Zoom Attendees at start of meeting due to technical difficulties. Linda extended her apologies for the lack of zoom for the meeting and the technical difficulties experienced.

Previous minutes of 11/20/24 meeting were approved. The minutes were approved through Action Without Meeting and posted in the library for review by members.

Linda stated that Board meetings will be held quarterly, and members are asked to save questions until the end. There will be an opportunity after the meeting to adjourn for Q & A with board members.

Amy presented the financial report as of December 31, 2024. The bank accounts held approximately \$58,000 in the Operating Account, \$122,000 in the Reserve Account, and \$229,000 in the Special Assessment Account, split between Alpine and Wells Fargo, for a total of \$410,000. Due to FDIC insurance only covering up to \$250,000, \$175,000 was moved to Wells Fargo and placed in a 4-month CD at 4.25%, included within the Special Assessment funds.

Amy also noted that transitioning to HOA Service involved changing accounting systems, leading to overlaps and duplicates for several months. She is preparing a consolidated income statement that merges information from both systems, as well as issuing 1099s for 16 vendors. Additionally, Amy is meeting with the CPA to handle 2024 federal and state returns, and the CPA will assist in making year-end balance sheet adjustments.

The HOA Services Fees totaled approximately \$24,000, with nearly \$2,000 for incidentals in 2024. The contract is available in the library for members who wish to review the additional charges.

Committee Reports:

Lena Elliott gave the Architectural Review Committee report. Joan Carrico and Bruce Woehl are also on the committee. The ARC application form and the approval process steps have been updated. Copies of the updated application forms are in the office and library. Forms can be turned into the office. The following recommendations were given:

- 1) Lamp post on ground by P1 garage door needs to be removed.
- 2) Lights in front of HT signs off 12th Street onto property have no cages round the light. Cages are requested to cover the lights.
- 3) On the east end of the Pool, the carpet needs to be pulled up or cleaned. Recommend a tile or some type of floor covering.

Linda stated the current members of the Doc Review Committee are Lena Elliott, Mike Sutherland, Chris Woehl, Amy Spoede and herself. Since Amy and herself are on the Board, they will no longer be on the Doc Review Committee. New members are needed. Nancy Wilson and Jan Cartlidge volunteered to be on the committee.

Otis Elevator issue on #2 car continues. Chips were sent to engineers in Arizona, which did not resolve the issue. There is some kind of electronics communication issue still being worked on.

Knott Lab provided a report dated 12/17/24 (in office for review if interested). The Board is looking for a project manager by February as repairs are anticipated to start again in March.

Bray Maintenance has 2 people that did a walk through. They are to work 2 hours a day/ 5 days a week. They are on call for afterhours emergencies. Approval for Bray Maintenance was an Action Without Meeting by the Board.

There are current Board vacancies if anyone is interested, contact a current Board member (no volunteers at the meeting).

The reserve study has not been completed. When it is done, the board will review it and share it with the owners. The Board also needs to project the cost to complete the Knot Lab. recommendations.

The revised Collection Policy was reviewed stating a person has 18 months to pay past due bill. It was passed on 6/17/24.

Amy motioned for the meeting to adjourn. Dahna 2nd the motion. All agreed.

Meeting adjourned at 6:14 p.m.