



Trapper's Pointe HOA

**ANNUAL MEETING
SEPTEMBER 12 2023**

AGENDA

Welcome

Roll Call

HOA Report

Fence Study

Open Forum

Elections

ADJOURN



WHY A HOA ?

COMMON PROPERTY

COMMON GOOD

COMMUNITY

Trapper's Pointe HOA Mission Statement

An Organization Which Fosters Neighborhood

Provides Opportunities To Socialize

Protects, Enhances, And Maintains The Community Aesthetics

Establishes Recreation Options.

A Prudent Custodian Of Every Cost To The Contributors

Trappers Pointe HOA Survey

56 Responses 10:34 Average time to complete

1. Are you in favor of a social event each quarter of the year?

Yes 27 No 26

2. Are you in favor of more lights in the entrance?

Yes 27 No 25

3. Are you in favor of limiting rentals within the HOA

Yes 29 No 25

Trappers Pointe HOA Survey

4. Are you in favor of short-term rentals within the HOA?

Yes 22 No 33

5. Are you in favor of owner occupied rentals within the HOA?

Yes 39 No 14

6. Are you in favor of owner occupied short-term rentals within the HOA?

Yes 38 No 17

7. Are you in favor of fines for member non-compliance with HOA rules?

Yes 35 No 19

8. Are you in favor of walking and biking trails within the common area?

Yes 44 No 10

Trappers Pointe HOA Survey

9. Are you in favor of a trailer storage area in the common area?

Yes 24 No 28

10. Are you in favor of a pickleball court in the park?

Yes 29 No 23

11. Are you in favor of dirt or gravel parking within the HOA?

Yes 9 No 43

12. Are you in favor of eco-scaping withn the HOA?

Yes 40 No 13

13. Are you in favor of more signage in the common area

Yes 15 No 37

14. Are you in favor or removing the sand in the park and installing synthetic material?

Yes 18 No 31

Trappers Pointe HOA Survey

15. Your thoughts on improving the HOA?

34 Responses

42% answered HOA for this question

Some Responses:

"Long and short term rentals have been conducted in Trapper's Pointe ...

"Thank you for making our HOA function & inviting input without contention"

"Could we clear an area to park RV's/trailers."

SHOULD I USE YOUR ACTUAL NAMES FOR THE MINUTES OR THE NAMES THE HOMEOWNERS WERE CALLING YOU?



Reserve Study

The Study Identified \$113,577 As Our Ideal Balance

Measures of Reserve Fund Financial Strength Are According To The Study

0% - 30% Funded is considered a “weak” financial position.

31% - 69% Funded is considered a “fair” financial position.

70% - 99% Funded is considered a “strong” financial position

We Are Currently At 22% We Can Add Another \$5000 Minimum This Year

Which Will Put Us In Fair Condition

HOA REPORT

WHAT HAPPENED TO THE MANAGER ?

We had an agreement from the beginning that if he found we were too much of a burden at the discount rate we agreed to, he could opt out. If we determined the value wasn't there for us we could likewise opt out at anytime

The benefit more than out weighed the cost for the short time he was in place. We gained some necessary HOA tools, had a mentor who had traveled the road before.

We now have a web site, were HOA information is readily available and can easily be posted. We had the ability to run surveys and votes with a third party so things were total unanimous. A contact who members could contact privately.

Great News

- *Highlands Water Company is pleased to be in a position to replace our 26 year old pipeline (Hurrah Hurrah)*
- *Better Technology Suited To Deliver Water Over The Hillside Into the Trappers neighborhood.*
- *The New Pipeline Will Significantly Improve Our Water Delivery And Provide a Dramatic Increase In Reliability and Sustainable*
- *Construction will begin next spring/summer with a goal for substantial completion by June 30, 2024 and final completion by July 15 2024*
- *The old pipe will continue to be in service until the new pipe is completed*

Things We Need To Know

- Notice will be given well in advance of the dis connect from the old and reconnect of the new as it will create the unavoidable break in service
- The riding of off-road vehicles on the hillside will need to be curtailed during construction and after to mitigate interference with the installation process
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- After the pipeline is installed there will be some reseeding of the area to prevent erosion.
- Trespassing on that land would be detrimental to the regrowth of vegetation.

How We Can Help

- No trespassing signs will be placed but as residents of Trappers Pointe we need to help by reporting trespassers and help inform people to stay away. Make certain that if we should be on our common ground to not interfere with the project in any way
- *The replacement pipeline is a great improvement and will ensure our water source continues to provide us the reliable service we have enjoyed the last 26 years in the future.*
- Some of the back-flow prevention valves in our area could possibly be out dated and no longer authorized. Cross Connection and Back-flow Prevention Information can be found on the highlandsh2o.com website, and please contact Nate 801 458 0175, who is very happy to answer any specific question or to provide information at any time

HOA REPORT

- WHERE WE ARE ?

As a HOA we are as financially sound, as we have ever been. Currently we have \$25000 in our recently established reserve account and around \$20000 in our operating account headed towards October.

Luckily we do not have a lot of expensive degenerating assets, although we have a few. Fence, Sand Pile, Sprinklers. Our development is not new and like many of us is aged, the sidewalks, the gutters, the roads.

There are some ideas, floated in the past to generate funds back into the HOA that should be re looked at. There is also self help that pays off in more than one way.

Some Suggestions

A reinvestment fee or more commonly know as a HOA transfer fee from the buyer of a property. This contribution would allow a new HOA member to compensate the HOA in a very small way for the money and effort previously invested in the past by the HOA.

There could be a substantial amount of revenue generated back to the HOA by assessing a monthly fee to park a trailer or boat in the common ground, in a very restrictive, orderly, sightful, and well organized manner. The fees collected could likely funded park maintenance and water for the entire year. This would allow sustainability more money to be contributed to the reserve account and eliminate any need to increase annual fees.

Collecting a park use fee for group gatherings in the park could also be another source of revenue to defray park costs.

FIRST WE'LL DEAL WITH THIS WEEK'S VIOLATIONS AND FINE NOTICES, AND THEN JUST FOR FUN, I BROUGHT SOME STICKS SO WE CAN POKE THE HECK OUT OF THIS HORNET'S NEST.



A Grand Place To Live

We have a wonderful neighborhood full of great people. We have so many people who are willing to help one another at the drop of hat. It is so nice to see people walking their dogs in the mornings and evenings out enjoying the splendid views that surround us, or walking the trails in the common ground.

Not a better place to live thank you people of Trappers Pointe.

Trappers Pointe HOA Board