

HPCA October 7, 2025 Board Meeting

Location: Melcher's + virtual

Time: 7:00pm

Attendees: Erik Larsen, Lilly Melcher, Marla Eason, Judy Black, Sandhya Krishnamoorthy, Brooke Pine

Absent: N/A

Agenda:

1. Call to order at 7:06
2. Approval of minutes from Sept 19, 2025 meeting. Motion to approve (Lilly), second, (Erik) Vote: Unanimous
3. Secretary's report – Judy
 - a. New Business
 - i. HOA email very quiet
 - ii. Received email about hunting on HOA property
 1. HP HOA reasons for not approving: distance to recreation areas and homes (Gwinnett Co), inability to completely close off the area (HOA safety concern), obtaining consensus from our members (HOA concern)
 2. Reach out to City of BL to get clarity on city ordinances
 3. Obtain "no hunting" signs to install at both ends of the river front property
 4. Once we hear back from C of BL we will post info on our website and respond to the requestor
 - iii. One November event request to put on calendar - do we have a Board volunteer to open the gate? Nov 15, 2 PM. Let Angela know what the boundaries are so during laser tag the participants don't go up on the private properties above the drainage ditch
 - iv. Contacted City of BL to find out if they have any grant money available to HOA's for capital projects. They do not.
 - v. Question about basketball hoop - was removed from the tennis courts after the resurfacing to prevent damage. Now located by the playground but does not appear to be in use. OK just to leave it where it is.
 - b. Old business
 - i. Sandhya provided Judy with a comparison of the Mailchimp list and the membership spreadsheet. Need to confirm Judy provided the correct membership list. (confirmed at meeting that correct spreadsheet was used)
 - ii. Request metal detector in community email
4. Communications Committee – Rhiannon

- a. Emailed and FB comm about pool closing and restrooms remain open for now
 - b. Emailed and FB comm regarding City of BL election coming up
- 5. Social Committee - Amy LiCausi
 - a. Halloween party 10/26 at 5:30 PM. "Details coming..."
 - b. What is our budget for Halloween? Not clear that we separated events in the budget. Halloween is always the most expensive.
- 6. Beautification Committee – Need resident volunteer
 - a. Need resident volunteer
 - b. If we cannot get a volunteer, we could hire our landscaping contractor (Lopez) to plant in spring and fall plants. Would mean we would do without the seasonal decorations.
 - c. Judy to write description of committee from sheet Suzette had.
- 7. Membership report – Group
 - a. No new membership submissions
- 8. Treasurer's report – Brooke
 - a. Lilly is helping to finalize through Sept.
 - b. Only big expenses are related to the pool - but will not be any more expenses this year.
 - c. End of month for S/T was \$13,026.56. All CAPEX are closed out. Furniture accounted for. What is left will go toward the parking lot. Will put into a CD.
 - i. Remember to take out the amount for furniture.
 - d. HOA - the main concern is the landscaping cost. No invoices have come in. (Lopez) Lilly texted him in the past. She will share his number with Brooke.
 - e. Brooke has not received any invoices from our committee's. Glow party. Could request payment from Venmo as long as she emails a detailed receipt.
 - f. Water, electric, waste disposal are the only invoices coming in right now.
- 9. Swim/Tennis Committee – Erik
 - a. Pool is closed
 - b. Updated the procedures to capture that we would like to open mid May and close the Monday after Labor Day Monday. This will allow us to be open when school ends and Gwinnett has not yet opened, and close when Gwinnett reopens after their maintenance week.
 - c. Stempler and Goodman are on S/T committee
 - d. Decided not to do the floor. Grit epoxy idea is complex (would have to be contracted) and would likely make the floor harder to clean.
- 10. President's report – Group
 - a. No one has come forward to be president
 - b. Reviewed project tracker and made some progress on assigning and prioritizing tasks. This item will be on going.

- i. Link to the project list provided by Erik.

<https://docs.google.com/spreadsheets/d/1UrxomWixUJXk-M4s0PbtYu8ytLCzSGczS9oS2gpzljw/edit?gid=1152239171#gid=1152239171>

11. Call to adjourn: 8:26 Judy motion, Erik 2nd. Vote: unanimous

Next Board Meeting Date: Nov 6. 7 PM