

HPOA Spring Board Meeting Minutes

Date: Saturday, April 11, 2026 at 2 PM

Where: Hal Thompson's house

Board members: Hal Thompson, President, Steve Kerr, VP, Brad Gustafson, Secretary, Jane Kreitzberg, Treasurer, Directors, Josh Wilson, Ken Swanger, Christy Anderson
All members were in attendance (Christy by phone).

Board Member Nominations for 2026-2027

- Hal Thompson stepping down as president after current term
 - Will continue to be involved in dock project as/if desired
- Current board willing to continue in existing roles
 - Steve Kerr: VP position
 - Brad G: Secretary
 - Jane Kreisberg: Treasurer
 - Ken Swanger, Josh Wilson, Christy Anderson: Directors
 - The above candidates were formally nominated by Hal and seconded by Ken, All Board members voted in favor.
- Presidential candidates being explored
 - Sean Gilson declined nomination due to distance/commitments
 - John Lang previously declined president role but Brad will reach out to revisit this with him
 - Other suitable candidates (ideally with prior HPOA Board experience) to be identified in annual meeting

Annual Owner's Meeting Planning - May 23rd

- Date set for Memorial Day weekend Saturday the 23rd at 10 AM
- Location: Hal Thompson's house (final year, needs help with setup which multiple Board members offered to supply)
- Brad G has prior commitment and can not attend in person but will dial in
- Sign-in table staffing needed
 - Brad was tasked with finding a volunteer. Following the meeting, Ed Diaz offered to assist as needed.
- Meeting announcement and agenda preparation underway
- The HPOA membership contact list has been recently updated. The Board reaffirmed the sensitivity of this information and that it is not for sharing publicly. The HPOA Lot Map with Owner names will continue to be published. Also, the Board recognized that Laurie Gustafson has been maintaining an informal contact list for HPOA owners and some of our surrounding Conkling neighbors for those who are willing to share their information.

Voting System Implementation

- Vote HOA Now platform selected for major ballot items
- Board elections will remain traditional paper ballot at annual meeting
- Requires minimum 2 weeks setup (preferably 4 weeks to allow time to collect required setup information)
- Proxy voting still allowed per bylaws but discouraged given online voting option
- Attorney consultation needed to validate appropriate number of votes per owner

Financial Report

- Strong collection year - only one delinquent lot owner
 - Lien filed with final resolution pending
 - Current accounts receivable balance \$2,900
- Budget performance under target in most categories
 - Road repairs slightly over (\$9,443 vs \$8,500 budget) due to windstorm tree cleanup
 - Water expenses significantly under due to fewer leaks
- Current funds available
 - General checking \$10,878, Dock Savings \$101,154, Road Savings \$20,928, Water Savings \$25,138
 - Dock fund: \$8,640 remaining to be repaid from the Water Fund. Will be budgeted to be paid in the next fiscal year.

Water System Operations

- Water rights adjudication between the Tribe and State regulators completed March 6th
 - Consolidated rights cover entire HPOA system
 - Adequate supply confirmed for future needs
- Emerald Creek LLC continues as licensed operator
 - Devon Billington primary contact
 - No leaks this year, system performing well
 - Annual reservoir cleaning rotation ongoing
- System is functioning well but continues to age - future maintenance needs should be anticipated

Road Maintenance Status

- Tree removal completed successfully
 - Additional work needed after windstorm
 - Garrett Phillips recommended for any future tree removal work
 - **Firewood available in ditches for any interested owners. Feel free to pick up and use!**

- Roads in good condition overall
- Chip seal timeline: 3-5 years estimated
 - Cost projection: \$125,000-\$130,000
 - May require special assessment

Dock Slip Rental Program

- Confirmed rentals from previous participants
- Available slips for 2026 season
 - Member slips: up to 4 are available to rent for season
 - HPOA slips: 2 available for short-term rental
- **Contact Jane if interested in renting a slip on a short term or seasonal basis.**
- Christy assisting with logistics

Dock Replacement Project Status

- Tribal permit application in first draft stage
 - HDB prepared initial permit submission
 - Board feedback due next week
 - Boat registration data still being collected
 - **If you haven't already, please send your watercraft registration (letters/numbers on the front of your boat) to Brad**
- Timeline dependencies
 - Tribal Lake Management Board meeting date unknown
 - Could be next week or 3-4 months
 - Membership vote on whether to move forward with Dock replacement will not occur until tribal approval received (most likely after the Annual meeting)
- Board consensus: Continue with current proposal
 - Unanimous support for pursuing dock replacement project in general
 - Regarding the need to pursue an additional cheaper option, 4 board members said no, 1 abstained, 1 said yes and 1 suggested the Board has made sufficient information available for any sufficiently interested Member to propose an alternative
- Cost structure further defined
 - Exact cost per slip based on current HDB quote is \$18,614
 - Rounded up to \$19,000 per slip assessment (\$1.6M total ÷ 84 slips) leaves a contingency fund of \$32,000 for such items as a \$7,500 KEC electrical upgrade
 - In addition, the dock fund will have approximately \$130,000 after next year's assessment, next year's expenses and receipt of the balance due from the water fund.
 - Total estimated reserve dock funds available equal \$154,000 from above.
 - Estimated reserve dock funds could fund up to 8 slips.
 - Two developer lot slips will be funded from reserve funds until the lots are sold

- Funding of up to 6 slips will be available for those that don't pay the assessment initially until attorney collection action for unpaid assessments recover the money.
- Construction timing
 - HDB prefers a September construction start date
 - Board agrees we should avoid construction during peak boating season (June through August) where possible
 - Project must complete by May/June or postpone full year
 - It was recognized that such a delay will require tribal permit extension and a rebid from dock builder(s) which comes with associated risks to feasibility/costs
- Dock slip assignment process is under development under Christy's leadership
 - Current focus is to maintain owner's relative location in the new design and seek to collocate slips for those that own multiple properties within HPOA
 - Slip assignment approach will be finalized if/when a decision is made to move forward with dock replacement
- Annual meeting approach
 - Dock replacement will be the primary topic
 - Meeting will be informational with discussion only (no vote on docks)
 - Allow member input and questions
 - Announce future vote timeline once tribal approval received

Next Steps

- Brad: Provide Board meeting minutes to membership
- Brad: Include slip rental availability in meeting minutes
- Hal: Meet with electrician Tuesday for dock lighting specifications
- Board: Provide budget input for respective areas to Jane
- Brad: Contact John Lang regarding president nomination
- Christy: Continue work on slip assignment scenarios
- Hal: Draft annual owner's meeting agenda
- Brad: Communicate agenda to membership
- Members: Submit boat registration information for tribal permit
- Members: Please feel free to take wood in ditches along HPOA roadway for personal use