

## HOPEWELL HEIGHTS PHASE II BOARD MEETING May 4, 2026

### Present:

Dan Fischer, Paul Hughes, John Magda and Theresa Casebolt, Jodi

### Agenda:

- review minutes...Theresa
- review Anders invoices
- reserve and operating fund balances...John
- review work list and recommend prioritization...Dan / John
- new concerns...yard sale-
  - walk around,
  - Work List Priorities
  - Owner responsibility for trim etc around doors & windows

Open Meeting: 4:00 Paul open - John 2nd

### Discussion on the following issues:

#### Review minutes...Theresa

Anders past due balances have been reconciled – Jodi will discuss w/Colt past due balance \$450.45 from invoice #10234.

Jan snow removal inv #10384. -Approved

2 Current inv Due - Approved

#### Reserve and operating fund balances...John

US Bank

Operation: Check \$14,211.84

Community MM Reserves approx. \$56,442.85 .75%

#### Review work list and recommend prioritizations...

John suggests opening a C.D @ 3.5% to 4 % -tabled until work list is done

John – Suggested upgrading the privacy fence along Hopewell -Tabled

Paul motion - Retaining Wall – Jodi has connection w/ Green King get Estimate

#### **Dan 1<sup>st</sup> Theresa 2<sup>nd</sup>**

- Board members will do walk around for updated work list – In June
- Home-owners – Will be communicated with at the June board meeting, the board will be doing walk around and let them know which condos needs attention from homeowner.
- Jodi will follow up with a letter to each homeowner as to repairs that are needed, and a time frame.
- John suggested we send letter to let homeowners know we will do walk through
- June meeting will set up walk around date.

- Precision one -gutters edge shingles blown up behind 945-943 PP, Jodi will address the issue with Precision one
- Dan suggests gutter cleaning schedule – suggest screen on 2 story condos such as (leaf Guard) - Paul checked gutters clear between 940-942 HH
- Paul suggests gutter cleaning being put on work list (revisit May-June) Revisit June -Table
- 942 / 940 Hopewell Height Dr – Revisit subject when ground dries up more -Table

Paul motion- meeting adjourned:

Theresa 1<sup>st</sup> Motion

Dan 2<sup>nd</sup> Motion 5:12 pm

Next meeting: June 9, 2026 at Newark Library