

HAPOA Advisory Committee Kickoff

November 5, 2025

Agenda:

- Welcome and Introductions
- What is this advisory committee? Its purpose and goals.
- What format should the committee take?
- What specifically is the BOD requesting from the committee?
- Recap of issues discussed at annual meeting

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- What is this advisory committee? Its purpose and goals.
 - Community faces a number of complex challenges, and BOD seeks community input on best path forward
 - Committee is asked to generate suggestions/proposals for what they feel is the route the board should take to address issues
 - Committee opinions/recommendations are not binding on the board, but the board intends to incorporate as much as possible your opinions into future/proposed changes

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- What format should the committee take?
 - The committee is empowered to organize and function however they think is best. Since you are an independent committee presumably you will meet and make decisions on your own without any direct board input, but we will assist and participate in any form needed/pREFERRED.
 - Presumably you will want to dedicate an organizer to schedule meetings and perhaps a secretary to take notes or document.
 - As with the board itself, you may end up voting on items or proposals to come to a consensus. If you think a six member panel will pose an issue we can canvass for a seventh member.

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- What is the BOD requesting as a final result of the committee?
 - The board would like the end result to be a set of recommendations as concise and precise as possible from the committee. Ideally such a set would like something like this:
 - **Objectives** (perhaps multiples, ranked from highest to lowest):
 - **What is needed to meet these objectives**
 - **If applicable, how best to obtain or meet those needs**

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- What is the BOD requesting as a final result of the committee?
 - Example:
 - **Objective 1:** Improve road maintenance to include building road base and replacing drainage culverts
 - **What is needed to meet this objective:** estimated budget of ~\$18k per year to achieve this goal
 - **If applicable, how best to obtain or meet this need:** Change assessment structure, increase annual assessments to \$xxx for homeowners and \$xxx for lot owners.

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- Summary of issues brought forth at the annual meeting
 - Roads:
 - Many sections need roadbase brought in to repair
 - Multiple culverts will need replacement in the next 5 years or so
 - Governing doc shortcomings:
 - Exactly what thoroughfares is the POA required to maintain: roads/streets/ROWs
 - Voting procedures - one vote per member or one vote per property?
 - Lack of funding for reserves
 - Lack of funding for legal assistance:
 - Inability to assist with enforcement of declarations/restrictions
 - Unable to take action on owner for road damage liability
 - Other suggested improvements:
 - Improved signage
 - Basic community website

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- These are just the items the board generated, but you are welcome to decide if there are others that were not communicated
- The Board will provide any assistance or guidance as we can. Our road maintenance person Andrew Rhodes has offered to meet with you to discuss in detail the issues with the roads if you would like. Copies of any requested documents will be provided (financials, governing docs, etc..)
- Questions? Comments?