



HPLA SEPTEMBER 2025 Meeting

Thursday, September 4th, 2025

CALL TO ORDER at 6:07pm

In ATTENDANCE: Michael Philipson, Mary Gentzke, Lisa Madera, Keith Rotach, Kevin Waden Dan Rivera

Quorum present

Guest: Pam Harvey,

MINUTES APPROVAL: The Corrections to the August minutes due from Colleen were not received. Those minutes' approval will be tabled until the October meeting.

FINANCIAL REPORT:

Michael Philipson gave the financial report. Currently, approximately \$63K in operating and \$43,598 in the CD accounts and approximately \$36K in past dues (receivables). Lisa Madera reported that our Credit Card was compromised and cancelled without any loss of money. New Credit card will be sent out.

Implementation of New Registration System

Michael Philipson highlighted the ongoing sales activity and the necessity for members to activate their accounts in the new system. He proposed that the board could implement a rule mandating online registration. Lisa Madera supported this by noting that the new service would enhance communication with members about the registration process. Keith Rotach mentioned the need for both email and physical mail options for notifications.

Account Activation Status Update

Michael Philipson reported that out of the total user base, around 87 accounts have been activated, while 148 remain inactive. Lisa Madera and other participants discussed the numbers, with some uncertainty about the exact figures. Keith Rotach suggested that collaboration with another company could help address the activation issues.

ROADS REPORT:

There were no updates on road conditions, and Michael noted a bent pipe on the playground swing set that should be evaluated for safety. Lisa Madera and Keith Rotach contributed to the

discussion about the snow fence, with plans to check its condition and potentially hire lawn services for installation.

Shoreline Drone Photography and Equipment Management

Keith Rotach and Kevin Waden recounted their experience with drone photographer Matt, who provided impressive aerial images of the shoreline and boats. They highlighted the necessity of organizing these photos and putting up signs regarding boat registration and insurance. Michael Philipson noted the need to clear equipment from the shoreline to prepare for future work, while also discussing the potential for continued shoreline projects in the fall and spring.

Community Dock and Safety Measures Discussion

Keith Rotach highlighted the growing interest in dock spots, indicating a need for 80 more to accommodate demand. Michael Philipson proposed placing a launch at the beach's crook and discussed the necessity of safety measures, such as marking swimming areas and installing a floating buoy system. Both emphasized the urgency of implementing these safety measures to protect swimmers.

HOA Legal and Management Discussions

Michael highlighted the need to pause certain projects until they can secure assistance from a new HOA management company or legal firm. Lisa pointed out the necessity of making documentation accessible to members, and Keith questioned the feasibility of placing liens on properties owned by members outside the HOA. The group discussed potential strategies for recouping dues from members who owe money.

Equipment Removal and Appointments

Michael Philipson addressed the removal of docks and equipment, requesting a bulletin to inform residents about the deadline. Lisa Madera confirmed the deadline as November 1st, and the group discussed the importance of ensuring the area remains accessible. They also considered tagging equipment left on the shoreline to manage compliance.

Coordination on Photo Sharing

Keith Rotach expressed concern about not receiving a response from Dan Rivera, who acknowledged his busy schedule and confirmed he had the correct email. The conversation shifted to the logistics of sharing photos stored on Google Drive, with Michael Philipson advising on how to share the files effectively. Keith confirmed that the photos were in his drive and agreed to share them.

Discussion on Payment and Scheduling

Keith Rotach raised a question about paying an invoice for the drone photos, and Lisa Madera volunteered to process the payment. The team then deliberated on scheduling future meetings, with Michael Philipson proposing Wednesday as a suitable day, which was met with consensus among the members present.

NEXT MEETING: Wednesday, October 1, 2025, 6:00pm. Lisa will send agenda and meeting link.

MEETING ADJOURNED 7:10pm