

**Summary Notes
HOAC Meeting
January 4, 2024**

Highlights of the Meeting:

Modifications Committee Update - Lou Singer, Chair

- Modification Committee is NOT Compliance!! Their task is to help residents achieve what they want to achieve, not tell them what they can't do.
- The Design Guidelines are in their seventh review since inception. When the committee identifies requirements that seem to be no longer valid, they have the ability to initiate a change, however, some modifications requirements are established in the CC&Rs, which really cannot be changed easily.
- The most recent review includes language that supports installation of solar panels, once the State OK's their use.
- Another change is to eliminate the location of the bird feeders/houses. Still restricted to three by the CC&Rs, but now they can be wherever the resident wants.
- The two types of Modifications Request, Fast Track and Full Modifications, need to have the forms filled out as required. The forms are board approved documents and cannot be changed or modified by the Committee.
- Fines for non-compliance with Modifications requirements were waived during Covid, but were reinstated last year. The fine is a penalty payment for proceeding without following the rules. Residents should NOT ignore compliance with the Design Guidelines! However, a violation must be an egregious one in order for the Committee to recommend a fine.
- Once a Modification Request has been approved, the scope of the approved project cannot be changed without another modification request.
- The Modification Committee hosts a recurring meeting on the first Monday of every Month from 9-10 AM for residents to stop by with Modifications questions.

Management Company Update - Michelle Pearl, Lifestyle Director

- The room reservation process was in transition last year and got a late start. A group of residents was primarily responsible for scheduling over 6,500 room events for 2024. The room reservation process for 2025 will be the responsibility once again of the Management Company and will begin during the summer as in previous years.

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- The Lifestyle Department took particular care in scheduling their events around those of clubs and neighborhoods and tried to introduce new and exciting activities that did not require room space.
- Fitness classes are tailored to our senior demographics. Classes are currently operating at a financial loss and the Lifestyle Department has been directed by the Board to make them self supporting. The focus is on attracting higher participation, but may have to resort to higher fees if necessary to achieve that outcome. Until the economics improves, no new fitness classes will be added.
- Lifestyle events are scheduled out 2 and a half months into the future and all events can be seen on the Lifestyle Calendar.
- Michele feels the current Lifestyle newsletter, Social Buzz, is poorly designed and requires readers to scroll through the content too long to find what they are interested in. She plans to propose a better designed communication solution that will permit readers to click to content of interest more easily.
- Michele reserves time every Thursday from 3-5 for residents to make 15 minute appointments with her to discuss Lifestyle comments, suggestions or questions.

Health Advocacy - Jane Gregor, Leader Healthshare

- Jane revealed a near death experience she had that amplified the need for more health care advocacy for our community, and reminded residents of the value of the Vial of Life program.
- Healthshare will host a Health Care Advocacy event on February 13th from 10:00 AM - 2:00 PM which will provide residents access to over 30 health care providers.

Debrief on HOAC Candidate Forum - Susan Wallerstein and Mary Chaney

- Reviewed comments received during December HOAC Roundtable discussion on lessons learned from the October Candidate Forum hosted by HOAC with a focus on improving the event this fall.
- General consensus that the questions developed did focus on important topics for the community.

Looking/Back Looking Forward/Assessing HOAC Opportunities - Anthony Barbera, HOAC Program Director

- Reviewed comments received during December HOAC Second Roundtable discussion regarding HOAC's effectiveness in a number of areas and opportunities

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for improvements in 2024. Focus was on Communication to residents and becoming a more valuable tool for the Board to connect with residents.

- When asked to identify the largest community-wide issues, none really stood out as being universally problematic. The most cited issues were the apparent lack of maintenance to our amenities and lagging asset management, an apparent lack of transparency by the Board, and disappointment with landscaping, although improvements were noted.