

Huntington Trails Homeowners' Association

Board meeting – Jan. 24, 2013
924 Kingscote Ct. – 6:30 PM

Minutes

Attendees Doug Edwards, Joe Incorvia, Kathy Wilson, Lisa Hinton, Beth Veakis and Pierre Thiemann

1. Approval of Minutes from October & Nov. 2012 Meeting- approved

2. Reports

- Treasurers report (K. Wilson) – including delinquency report
End of 2012 funds \$67,815, \$40102 in reserve accounts
2012 revenues exceeded budget forecast by \$4,320. Expenditures \$9,810 under budget.
2 properties delinquent both have Association liens and unit 41 in association foreclosure
- Community rounds – Doug had list of problem properties and was authorized to select 10 to receive notices of violation.
- ACC report -1212 Huntington Lane has proceeded with addition.
- Ponds report - Presentation – Armstrong Environmental Services (new pond company). Report delayed to February meeting
- Web site – no activity for 3 months. The HOA is requesting Ameritech to reduce web fee 50%. Alternatively the association is considering going off on its own again.
Newsletter – Lisa Hinton – reminder again re: pet clean-up – no more than 2 dogs per household (acc. to deed restrictions)

3. Continuing business.

- Entrance refurbishment project completed except for new plantings.
- Some sprinkler heads need to be repaired per Landscape Contractor to John Evans
John authorized to test sprinkler system and make repairs as needed.
- Sidewalks – The Board authorized a contract with DoI-fan construction to make sidewalk repairs in the amount of \$5,320. The Board turned down Do-fan construction's request for a down payment prior to the start of work.
- John Evans suggests removal of overgrown oleanders on 1st Marshall St. entrance.
Doug will work with John and bring forth a recommendation at the February meeting
Perimeter wall and island mulch estimates will be requested of John Evans.

4. New Business

- Proposal for forming a landscape liaison to John Evans. President Doug will appoint if a volunteer is secured.
Search for new pond master. Mike Fineo has stepped down. Kathy will observe conditions on pond #2 and Mike will continue to watch conditions on pond #3
- CERT Training – Joe will investigate training options
- Proposal for fining committee (again)- remains on hold

Proposal that all deed violation letters be sent certified mail, return receipt requested. Board requested instead that a copy of violation letters be emailed to President. The President will than establish and maintain a spread sheet to track first, second notices and referral to attorney.

5. Adjourn 8:00