

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Tuesday April, 23, 2015
1105 Huntington Lane
Minutes

Attendees: Scott McEnelly (Ameritech Rep in place of Dawn Bringe). Tom Tracy, Kathy Wilson, Lisa Hinton and Joe Incorvia board members present. Shelly Hurley absent.

Tiffany Grant (lawyer) Conference Call 6:30 pm

Preserving and extending Huntington Trails HOA Documents that are about to expire:

- Huntington Trails Phase 1 consists of Block 1 (62 lots with 60 homes) and Block 2 (29 lots). At one time, Phase 1 included land that is now in other subdivisions.
- Huntington Trails Phase 2 consists of 34 lots within Huntington Trails. It also includes other subdivision's lots that are not part of Huntington Trails and do not use the documents.
- Huntington Trails now has a total of a 123 homes.
- For the "preserve" of the HOA documents only the 123 homes of record will be included.
- Phase 1 is fine as prepared.
- Tiffany will revise Phase 2 to preserve 34 existing home but will "except out" the houses/lots built in other subdivisions and not in Huntington Trails.
- Only the 123 homes need notification of extension of HOA documents. Notice to owners will need to be provided at least 7 days prior to our May Board meeting
- The "Preserve" vote for the document extension will take place at next board meeting. Thursday, May 28th at Joe's house. It is VERY IMPORTANT that all Board members be AVAILABLE in person or by phone for this meeting. Tom Tracy will not be available - in Alaska. Takes 2/3 vote of board to preserve (4 of us).

Moving forward to avoid continued confusion:

- Tiffany will review the HOA documents to see if there is anything about annexing and/or merging in the documents (for merging Phase 1 and Phase 2 into a single document in the future).

- Need to review documents of both phases to see if they are identical.
- Tiffany suggested doing a name change for the Association so it no longer is called "Master"
- If there is to be a vote at the HOA annual meeting for a merger and name change to improve clarity, It will be necessary to have an appropriate number of person and proxies from Phase 1 and Phase 2 to make said revision.

Regular Meeting:

Approval of minutes from February 24, 2015. There was not a March meeting.

- Approved

Reports:

Treasurer's report – Kathy

- Web site fees- have they been corrected? No
 - Seek concurrence from Ameritech to get half price (\$200) otherwise, the HOA will handle its own web site. See information under new business
- 1036 Wyndham- fees awaiting auto pay set up
- Re-registering our HOA Documents- did Trace get backed out
 - See lawyer discussion above
- Baker estate bank foreclosure
- Finances on track per annual budget

Deed restriction rounds - Dawn

- Damaged drive has been repaired
- 1011 Wyndham Way status
 - Dawn to find out what next step should be regarding timing of next letter. Want to ensure they know that not everything has been fixed. Minimal amount of work to grounds was done.

Architectural report: report from Kim

- Arch committee had 2 paint requests and a roof since the last meeting, nothing out of the ordinary

Ponds report – Kathy

- Have Andrew Travis clean up/kill grass growing in pond
- Armstrong will clean grates this month

Landscaping Report – Shelly

- John will trim Palm Trees but will need to hire someone else for really tall ones. Scott recommended Lees Tree Service.
- Shelly should take a look at Cheshire Ct. island where residents planted some aloe vera. Resident Barb Hajko has suggested the Aloe has spread sufficiently to allow the older bushes be pulled removed.

Continuing business

- Replace damaged entry sign light at Marshal entrance- complete
- Street sign installation - complete

New Business

- Community Management Software & Association web site
 - Vote - No on the addition. Would like to keep what we have for the \$200 a year. If not will opt out and do on our own.

Next Meeting – 6:30 Thursday, May 28 at 1105 Huntington Lane

Adjourn: 8 pm