

Huntington Trails Home Owner's Association
Board & Annual Meeting – Tuesday, November 24, 2015
Minutes

BUDGET MEETING MINUTES:

Call to order and verify quorum

- Legal notice sent out - Dawn verified
- Board Members: Joe Incorvia, Tom Tracy, Kathy Wilson, Lisa Hinton
- Ameritech Rep: Dawn Bringe
- 65 homeowners in person or by proxy

2015 annual Budget

- Fees same of last year
- No delinquencies

Kathy Review:

- based on LY budget, very similar with minor tweaks
- healthy savings account
- moved, 2nd - passed unanimously

ANNUAL MEETING:

Called to order 7:07 pm

- Verify Proxies - 65 homeowners in person or by proxy

Joe Review:

2015:

- successfully recertification of documents in 2015
- 2015 no major issues
- Attendee discussion: regular pond maintenance but looking better, suggested HOA may want to look into grass eating carps

2016:

- Document Review Team will relook at documents
- Considering attempting to merge all documents into one set vs. 3 phases
- Sidewalk Review/repair - need to pressure wash common ground sidewalks
- Tom looking into irrigation of some islands - in particular, Chillum
- Reviewing drainage issue on Huntington/Wyndham Way block

Questions from residents:

Vehicles blocking sidewalks - can we do anything? Lisa will put in next newsletter, if needed Ameritech could send letter asking not to block.

Joe motioned to re-approve existing board for next year, 2nd. Passed.

Last year minutes - dispensed with reading. Approved.

Annual Meeting Adjourned 7:20PM.

BOARD MEETING MINUTES

Call to Order: 7:21 PM

- President: Joe
- Vice President: Tom
- Secretary: Lisa
- Treasurer: Kathy
- Meetings will be 4th Wednesday of the month, 6:30 PM

Old Business:

Mulch:

Authorized Tom to tell John Evans ok - \$42 per yard

Irrigation:

Tom waiting on city for 6 specific islands that have water lines underneath

HOA:

- Approval of October Minutes - Approved
- No meeting in December
- Next meeting Wednesday, January 27th at 6:30 PM

Private Holding Company House:

- Have our attorney send letter to Holding Company, Kathy/Tom send new pictures to Dawn to include in information to attorney, Approved

Drainage Issue Huntington/Wyndham:

- Topographic Drainage Easement has been received. Tom and Joe request engineer to review with them.

Financial Update:

- All Huntington's have paid.

Meeting Adjourned: 7:50 PM