

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Wednesday Jan 25, 2017

1105 Huntington Trail
Minutes

1. Call to order and verify quorum 6:33 PM
John Racine, Kathy Wilson, Lisa Hinton, Tom Tracy, Joe Incorvia - board members
Homeowner Bruce Hamburg, Russ Bowman - Pond Liaison
Dawn Bringe - Ameritech Rep
2. Approval of minutes from October and November - Approved
3. Reports:
 - Treasurer's report – Kathy
 - End of Year December deficit to budget \$35,491. Due to special drainage project.
 - Checking \$20,936
 - Savings (covers reserves) \$65,661
 - 2 unpaid HOA fees, both only behind one quarter
 - Kathy will check if the Association has been previously billed for storage fee via Ameritech
 - Deed restriction rounds - Dawn
 - Sending out friendly reminders to 6 homes
 - Architectural report: report from Dawn & Kim received
 - Ponds report – Russ (pond master) and Tom
 - Armstrong Proposal: aerators complete, fish information still in process
 - Russ will check on status of the Fish with Armstrong
 - Debris cleaning - not much debris, not necessary
 - Hardwire new aerator diffuser box on Pond 3: Voted to do - passed
 - Ponds in good shape, no algae
 - Landscaping Report – Tom
 - 50-50 island beatification grant request to Safety Harbor. Approved up to \$2,500
 - Contractor - Andrew Travis - selected improvements and schedule to meet grant requirement. Last week of February.
 - Asking ASH Services to see what Water Trucks cost and ask homeowners around islands to see which option is preferred. Joe will draft letter, Tom will deliver.
 - Dawn will send John pictures of Kingscote Island, appears that he missed cleaning it up.
 - Palm Trimming Approved: Dawn will arrange as long as same price as last time or better.
4. Continuing business –
 - Huntington trails HOA's legal consolidation - Petition circulated for consolidation
 - Open ended consent time frame
 - Need 75% of each phase to approve. 89 homes Phase 1 & 34 homes Phase 2

- Minimum requirement = 67 for Phase 1 + 26 for Phase 2
 - The Board unanimously approved moving forward with the merger and provided Association Manager, Dawn Bringe the sufficient signed joinder and consents. Phase 1 = 68 signed consents. Phase II = 27 signed consents.
 - Dawn will let us know next step.
 - All Joinders given to Dawn for attorney to file new documents. Dawn will keep us informed of progress and any further actions needed by Board.
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- Entry light and entry sign electric outlet \$250
 - Plus see ponds: diffuser electric outlet for pond diffuser (1111 Wellington backyard pond)
 - Vote for approval of \$375 for above. Approved.
 - Lightbulbs out at corner of Huntington LN - Dawn to get replaced

5. New Business - none

6. Next Meeting – 6:30 Wednesday February 22 at 1105 Huntington Lane (Tom's house). Joe and Lisa will not be in attendance. John will take notes.

Adjourn: 7:24 PM