

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Wednesday, April 25, 2018
1105 Huntington Lane

1. Called to order and verified quorum at 6:31 PM

Attendees:

Board Members - Joe Incorvia, President; Tom Tracy, Vice President; Kathy Wilson, Treasurer; Russ Bowman, Secretary
Absent - Helen Renshaw, Director
Ameri-Tech Representative - Jim Mateka
Homeowner Guest – Bruce Hadburg

2. Approval of minutes from March 28, 2018 – approved as presented

3. Reports:

- Treasurer's report – Kathy Wilson
 - YTD Surplus \$3,016 on 3/31/18
 - Checking balance \$27,907
 - Reserves in money market \$78,174
 - A/R only 1 home one quarter delinquent
- Deed restriction rounds - Jim Mateka of Ameritech
 - No compliance issues
 - Will start monitoring lawn and landscaping (Hershey lawn & landscaping looking rough)
- Architectural report - Jim Mateka & Kim Geiss
 - 1119 Huntington Lane roof replacement complete
 - 1210 Huntington Lane tree removal approved and complete
- Ponds report – Russ & Kathy
 - Pond management - Gulf Coast Lakes & Wetlands began maintaining the ponds with first treatment application on 4/2/18. Assigned technician is Austin Marzek.
 - Pond 3 aerator pump noise improved with repair to post-mounted cabinet.
 - Pond condition – Ponds 1 and 2 currently looking fairly good. Pond 3 is beginning to see accumulation of floating algae. Russ will speak with Austin about goal of getting ahead of situation.
- Landscaping Report – Tom
 - Landscape upgrading - Greensprings status – City plans to plant replacement trees in Greensprings islands at Huntington Lane in June.
 - Marshall Island corner crossing – Ash Services plans to repair rutting with soil and sod next week.
 - Tree trimming of Association palms – cost is \$15 per palm tree for approximately 40 trees.

- Managers' report - Ameritech Community Association Manager Jim Mateka
 - See April 2018 Manager's Report from Jim to Huntington Trails

4. Continuing Business

- Newsletter – Seeking items for the next newsletter
- LED lights by Duke Energy - Status by Joe – Duke still plans on replacing community street lights later this year (2018).

5. New Business

- Wall painting proposal review - Jim Mateka
 - Both contractors propose using Dycor paint.
 - Jim recommended awarding contract to Performance Painting Contractors. M/S/approved by Board.
 - Jim will coordinate with Kim Geiss regarding wall and accent band colors.
- Sidewalk replacement and grinding bid reviews - Jim Mateka
 - Jim presented proposals by 2 contractors. Only the proposal by Homeworks of Holiday included the full scope of grinds and replacements as requested.
 - Board asked Jim to obtain additional bid(s) that include(s) requested scope of grinds and replacements.

6. Next Meeting – 6:30 Wednesday May 23 at 1105 Huntington Lane

Meeting adjourned at 7:25