

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Wednesday January 24, 2018
1105 Huntington Lane

1. Call to order and verify quorum at 6:31 PM

Attendees:

Board Members - Joe Incorvia, Tom Tracy, Kathy Wilson, Russ Bowman, Helen Renshaw
Dawn Bringe (Ameri-Tech)

2. Approval of minutes from November 15, 2017 – approved

3. Reports:

- Treasurer's report – Kathy Wilson
 - Surplus of \$3,954 carried over to 2018
 - Checking balance \$24,891
 - Money market balance \$74,739 (for reserves)
 - Two homes with outstanding dues at year-end
- Deed restriction rounds etc – Dawn
 - 5 friendly reminder notices sent out
 - 2 new property owners recorded (1117 Wellington Way and 1207 Huntington Lane)
- Architectural report - Dawn & Kim
 - 3 new architectural requests submitted and approved
- Ponds report – Russ and Kathy
 - Pond management – Russ & Kathy developed process for evaluating 5 prospective pond management companies, including 1) questionnaire to follow-up on proposals received from each company, and 2) spreadsheet to compare key features of the companies and their proposals.
 - Pond motor behind Chatham – Tom had Marty Armstrong look at Pond 3 blower/motor and Marty said it was OK. Tom & Russ will look at it again and determine how to proceed.
- Landscaping Report – Tom
 - Ashe Services Performance – Tom working with contractor to meet community expectations. Some freeze damage to recent plantings, but will wait until March to decide what to do.
 - Landscape upgrading at Greensprings – The 2 islands in Greensprings (at Huntington Lane) need some work. Tom will approach adjacent Huntington HOAs to discuss joint participation. Will also look into City grant for this project.
 - Dead Palm on Wyndham (in island) – Dawn to arrange removal of dead palm.

- Marshall Island corner crossing – We need something at this intersection with Huntington Lane to dissuade large vehicles from cutting the corner and rutting the island's sod. Alternatives discussed include large boulders, a brick wall or a high granite curb behind the existing curb, and others.
- Tom feels we need to paint the perimeter wall this year, which is 2 years earlier than the schedule in the reserves. Dawn will see if a qualified painting company would do this work to professional specifications for the amount currently in reserves for this purpose.

4. Continuing Business

- Newsletter - Spring newsletter items:
 - LED street lights
 - Other items?
- Recap December Holiday Party – Helen
 - All in attendance felt the party went well and was well-received by the community.
 - Helen said she would do it again next year.

5. New Business

- LED street lights
 - Joe provided copies of Duke Energy estimate to upgrade street lights to LED fixtures on the existing concrete poles. Monthly rental for the street lights will go from \$585 to \$617 for this improvement.
 - Board voted to authorize Joe (as HOA president) to enter into agreement with Duke Energy for this upgrade.
- Enterprise pavers repair – Board voted to ratify President's actions to effect contractor repair of damaged and sunken pavers at Greensprings entrance off Enterprise.

6. Next Meeting – 6:30 PM Wednesday February 28 at 1105 Huntington Lane.

Meeting adjourned at 7:33 PM