

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

1. Meeting called to order and verified quorum at 6:35 PM

Attendees:

Board Members: Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer, Russ Bowman – Secretary, Helen Renshaw – Director  
Ameritech Rep - Jim Mateka

2. Minutes approved as written from June 20, 2018 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
  - YTD Excess Income \$7,159 and projecting \$1,500 excess at end of year
  - End of June Checking (Operating) balance \$32,049
  - Money Market (Reserves) \$75,961
  - Outstanding quarterly fees (one owner) total \$150
  - Report accepted by Board
- Deed restriction rounds - Jim Mateka of Ameritech
  - Community Inspections took place 6/26/18 & 7/16/18, first letters issued accordingly.
  - Received complaint about 1214 Huntington Lane landscaping island adjacent to Pond 2 being overgrown and unkempt. Island is also located over storm manhole on pipe between Pond 1 and Pond 2, blocking access for inspection/maintenance. Jim will address with owner of property.
- Architectural report - Jim Mateka & Kim
  - Architectural Committee application received and processed for fence replacement at 1110 Chatham Ct.
- Ponds report – Russ & Kathy
  - Pond 2 surface conditions deteriorating with increased floating algae accumulating at outlet control structure. Prior treatment for submersed pond weed in Pond 3 was effective.
  - Russ met with Gulf Coast Lakes & Wetlands (Ryan and Austin) on 7/10/18 to view ponds and discuss issues. Austin will treat Pond 2 for pond weed, and all ponds for floating algae. We need to get GCL&W keys to pond aerator cabinets to address noise and other access needs. Russ emphasized importance of clearing outlet control structures of floating algae and other debris before and after rainstorms. Discussed idea of removing fish grates at structures to reduce blocking flow (until we are prepared and permitted to stock triploid grass carp).
  - Tom will get keys made for pond aerator cabinets.
  - Board open to removing fish grates if details can be worked out.

- Landscaping report – Tom
  - Landscape upgrading - Greensprings islands status – currently no date from City for planting new trees.
  - Marshall Island corner crossing –repair by Ash Services still not made.
- Manager’s report - Ameritech Community Association Manager Jim Mateka
  - See July Manager’s Report provided at meeting and discussion elsewhere in these minutes.
  - Payment for Wall painting on hold pending resolution of quality issues and Dyco inspection.

#### 4. Continuing Business

- Newsletter - Summer newsletter items
  - Stop at community stop signs
  - Sidewalk project completed
  - Wall painting
  - Street lights completed
- LED street lights by Duke Energy
  - Project complete
- Wall painting status - Jim Mateka
  - Residents of 1022 & 1024 Wyndham Way stated wall painting had problems requiring correction.
  - Punch list - accent stripe, correct problems and resolve quality issues, Dyco inspection.
- Entry signage
  - Get proposals from qualified contractors late summer/early fall to be prepared for 2019 budget.

#### 5. New Business

- None

#### 6. Next Meeting – 6:30pm Wednesday August 22. 1105 Huntington Lane

Meeting adjourned at 7:45