

Huntington Trails Home Owner's Association
Board Meeting **Minutes**
6:30 PM Wednesday, June 20, 2018
1006 Wyndham Way

1. Meeting called to order and verified quorum at 6:40 PM

Attendees:

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

2. Minutes approved from May 24, 2018 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
 - YTD Excess Income \$8,743 and on track for balanced budget
 - Outstanding quarterly fees total \$900
 - End of May Checking (Operating) balance \$33,633
 - Money Market (Reserves) \$80,465
 - Other Huntington HOAs still behind on required contributions to Trails. Jim Mateka will send them invoices and follow up as necessary.
- Deed restriction rounds - Jim Mateka of Ameritech
 - Jim will perform community inspection week of June 25.
- Architectural report - Jim Mateka & Kim
 - One Architectural Committee application was received and processed for replacement windows.
- Ponds report – Russ & Kathy
 - Pond conditions continue to deteriorate with increases in floating algae and pond weed.
 - Gulf Coast Lakes & Wetlands will schedule special treatment as soon as herbicides arrive, at which point residents may have to avoid irrigating with pond water for 72 hours.
- Landscaping report – Tom
 - Landscape upgrading - Greensprings Islands status – City now advises new trees will be planted end of July.
 - Marshall Island corner crossing – repair by Ash Services has not yet occurred. Jim Mateka will follow up with Ash.
- Manager's report - Ameritech Community Association Manager Jim Mateka
 - See June Manager's Report provided at meeting and discussion elsewhere in these minutes.

4. Continuing Business

- Newsletter - Summer newsletter items
 - Reminder to stop at community stop signs
 - Sidewalk grinding and replacement project completed
- LED lights by Duke Energy
 - No change
- Wall painting status - Jim Mateka
 - Confirm vote for P&R Pro Coating (new bid on painting approved via email 6-13). Ratified by Board vote.
 - Confirm start date – Repair exterior side starting 6-25. Painting starting 7-9.
 - Non perform 1016 &1018 Wyndham Way interior wall
- Sidewalk replacement and grinding status - Jim Mateka
 - Project complete. Turned out well. Contractor paid.

5. New Business

- Entry signage
 - Get proposals from qualified contractors late summer/early fall to be prepared for 2019 budget.

6. Next Meeting – 6:30pm Wednesday July 25. 1105 Huntington Lane

Meeting adjourned at 7:30