

Huntington Trails Home Owner's Association
Board Meeting **Minutes**
6:30 PM Thursday, May 24, 2018
1105 Huntington Lane

1. Meeting called to order and verified quorum at 6:30 PM

Attendees:

Board Members: Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer, Russ Bowman – Secretary, Absent: Helen Renshaw – Director
Ameritech Rep - Jim Mateka
Kim Geiss - Architectural Committee
Homeowner Guest – Bruce Hadburg

2. Approved minutes (as corrected) from April 25, 2018

3. Reports:

- Treasurer's report – Kathy Wilson
 - YTD Excess Income \$10,684 on track for balanced budget
 - Outstanding quarterly fees total \$2,560
 - End of April Checking (Operating) balance \$35,575
 - Money Market (Reserves) \$79,320
 - Other Huntington HOAs behind on required contributions to Trails. Jim Mateka will send them invoices.
- Deed restriction rounds - Jim Mateka of Ameritech
 - As of 5/18 community tour, Jim found 3 non-compliance issues and sent friendly reminder letters. (See details in Manager's Report provided at meeting)
- Architectural report – Kim Geiss & Jim Mateka
 - Currently 2 applications (1 roof and 1 hurricane shutters). No significant issues.
 - Bruce Hadburg requested approval letter for roof replacement.
- Ponds report – Russ & Kathy
 - New pond management company (Gulf Coast Lakes & Wetlands) performing satisfactorily.
 - Ponds condition fairly good, although floating algae appears quickly on hot, sunny days.
 - Keeping each pond's outlet structure (3) clear of debris is important especially in wet/storm season. Suggested approach: recruiting motivated resident volunteers near each structure to monitor and clear as necessary.
- Landscaping report – Tom
 - Landscape upgrading - Greensprings status. City still plans to plant replacement trees in Greensprings islands in June.
 - Marshall Island corner crossing. Tom has repeated repair request of Ash Services. Repair has not yet occurred. Jim Mateka will follow up with Ash.

- Tree trimming. Tom has requested Ash Services to complete tree trimming. Trimming has not yet been completed. Jim Mateka will follow up with Ash.
- Manager's report - Ameritech Community Association Manager Jim Mateka
 - See May 2018 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
 - Upcoming sidewalk grinding & replacement project (see below)
- LED lights by Duke Energy - Status by Joe
 - Duke still plans completing replacement of community street lights by end of this year.
- Wall painting status - Jim Mateka
 - Non perform 1016 & 1018 Wyndham Way interior wall
 - Perimeter wall paint colors selected by Architectural Committee
 - Final wall inspection with Performance Painting scheduled for June 4.
 - Tentative start week of June 4 or June 11.
- Sidewalk replacement and grinding bid reviews - Jim Mateka
 - Second bid for requested sidewalk grinding/replacement received from Sam Swinton. Jim has worked with Sam and recommends his work.
 - Price is reasonable. Proposal requires 50% payment upfront. Board thinks this unreasonable. Jim will negotiate for better terms. M/S/approved Swinton contract with better terms.

5. New Business

- Entry signage
 - In inspecting perimeter wall for painting, Kim Geiss had noticed entry signage for Huntington Trails may need maintenance/renewal and suggested board review its condition and address as needed. Initial thinking is to explore options and plan to do the work in 2019.

6. Next Meeting – don't have quorum for scheduled Wednesday June 27 Board meeting (Joe, Tom and Russ out of town). Meeting rescheduled to 6:30 PM on Wednesday June 20. Joe still out of town so meeting will be at Tom's house 1006 Wyndham Way.

Meeting adjourned at 7:45