

Huntington Trails Home Owners Association
Board Meeting Minutes
6:30 PM Wednesday July 24, 2019
1105 Huntington Lane

1. President Incorvia called meeting to order and verified quorum at 6:30 pm

Attendees:

Joe Incorvia – President, Tom Tracy – Vice President (by phone), Kathy Wilson – Treasurer,
Russ Bowman – Secretary
Ameritech Rep - Jenny Kidd
Homeowner Guest: Bruce Hadburg

Excused: Helen Renshaw – Director

2. Approved minutes of June 12, 2019 Board meeting

3. Insurance Discussion

- Justine Delarbre, Agent with Turner Insurance Advisors, led a discussion of our HOA insurance, and President Incorvia signed required documents.
- Key features of our insurance:
 - We have a package policy (most efficient type) with Aspen Insurance. Annual premium is \$3,780.
 - General Liability is \$2 million aggregate, \$1 million per occurrence.
 - \$250,000 coverage on the wall surrounding Huntington Trails.
 - \$1 million coverage for D&O (directors & officers)
 - Justine recommended and Board agreed to add Failure to Maintain Insurance coverage for \$51 per year.

4. Reports

- Treasurer's report – Kathy Wilson
 - Current period (June) Combined Net Income (deficit) was (\$9,788). Accordingly, Kathy recommended we slow our discretionary spend rate. Board agreed.
 - Checking (Operating) balance (end June) \$29,070.
 - Money Market (Reserves) balance \$79,373.
 - A/R Delinquent Quarterly Fees \$300 (2 units).
 - CD report – Upon investigating higher yields for our Reserves accounts, Kathy recommended combination of CDs paying 2.25% and Money Market paying 1.14%. After discussion Board agreed.
- Manager's report – Jenny Kidd of Ameritech Community Management
 - Deed restriction rounds/discussion
 - Owner at 1001 Chatham Ct complained about different fences installed by neighbors abutting his property. Jenny provided photos. This is common throughout Huntington Trails, and no policy exists to prevent it. Jenny will respond to owner.
 - Final notice letter sent 7/19/19 to absentee owner(s) of 1214 Huntington Ln referencing numerous general and specific items of disrepair requiring remedy.
 - Russ related concern & complaint re tree/shrubs overhanging sidewalk and needing trim at 1004 Chillum Ct. Jenny will follow up.
 - Architectural report (from Jenny & Kim Geiss) – 1029 Wyndham Way applied & received approval for new roof.
 - See also Jenny's Management Report provided at meeting.

- Ponds report – Russ & Kathy
 - Pond conditions – Pond 1 has some floating algae accumulating around the edges. Ponds 2 & 3 look fairly good for this time of year. Kathy would like Gulf Coast Lakes & Wetlands to remove emergent grass along edge of Pond 3. Russ will follow up with GCLW.
 - Pond 2 outlet debris proposal status – in process of implementing recommended removal of fish grates.
 - Noise from aerator compressor on Pond 2 – GCLW researching quiet compressors (their line and broader industry) for consideration at Pond 2 outlet control structure.
 - Pond edge planting to keep out grass – Joe would like GCLW to consider an edge planting that doesn't need mowing (like perennial peanut) to keep mowed & trimmed grass out of the ponds (thinking specifically the 2 long sides of Pond 1 owned by HOA).
- Landscaping report – Tom (out-of-town but phoned-in)
 - Monthly landscaping report - N/A
 - Marshall entry paver install status – Fermin waiting for break in rain. Tom will follow up.
 - Status on Greensprings Islands – apparently other Huntingtons not interested in participating based on comments from Trace president to Joe.
 - Tree trimming status – Jenny will follow up.

5. Continuing Business

- Fall Newsletter items
 - Street Signs
 - Other?
- Street signs install schedule – Jenny will follow up
- Web Master status – if not able to find replacement for John Racine in community, Ameritech will do for \$400 per year.

6. New Business

- Insurance presentation (see Insurance Discussion above)

7. Next Meeting – Wednesday Aug 28, 2019 at 6:30 pm, 1006 Wyndham Way (Joe on vacation)

Meeting adjourned at 8:00