

Huntington Trails Home Owners Association
Board Meeting Minutes
6:30 PM Wednesday June 12, 2019
1105 Huntington Lane

1. President Incorvia called meeting to order and verified quorum at 6:32 pm

Attendees:

Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer,
Russ Bowman – Secretary, Helen Renshaw – Director
Ameritech Rep - Jenny Kidd

2. Approved minutes of April 24, 2019 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
 - YTD (end May) Net Income gain \$10,207
 - Checking (Operating) balance \$38,858
 - Money Market (Reserves) total \$78,204
 - A/R Delinquent Quarterly Fees \$1,050 (6 units)
 - Board authorized Kathy to investigate higher yields for Reserves accounts
- Manager's report – Jenny Kidd of Ameritech Community Management
 - Deed restriction rounds/discussion – Jenny sent 2 violations letters (including photos) to owner of record for 1214 Huntington Ln. One with old issues ("Second Notice") and one with new issues ("First Notice").
 - Architectural report (from Jenny & Kim Geiss) – nothing to report
 - See also Management Report provided at this meeting and discussion elsewhere in these minutes.
- Ponds report – Russ & Kathy
 - Pond conditions – Ponds look fairly decent for this time of year, improved over last month.
 - Pond 2 outlet debris containment proposal – Russ had extensive/valuable conversation with Mike Mahler of Superior Land Solutions (Jenny's referral). Mike's key recommendations to address our situation with Pond 2 outlet: 1) remove fish grate from outlet control structure since no grass carp in Pond 2, and 2) don't add skimmer to OCS as it's not required under our permit and doing so does nothing to solve our problem of accumulating algae blocking flows thru OCS. After discussion Board concurred with recommendations. Russ will advise our pond management company GCLW.
 - Noise from aerator compressor on Pond 2 – GCLW's latest recommendation is to rebuild compressor for approx \$100. Board preference at this time is to replace compressor with a quieter compressor if such is available. Russ will investigate with GCLW.
 - Tilapia purchase & stocking status – Tilapia were stocked and invoiced on May 1. Additional tilapia were stocked on May 25 at no cost to HOA.
- Landscaping report – Tom
 - Marshall entry paver install status – Fermin requested a rain delay due to wet conditions. Tom will coordinate with Fermin next week.

- Island #4 (S end of Wellington Way) irrigation complete. Landscaping was completed and Fermin has been watering new plantings.
- Trace status on Greensprings Islands – Trace Board has not yet agreed to participate in cost-sharing of further landscaping improvements to the common Greensprings Islands. After discussion, Trails approach will be: 1) Get 3 proposals (required by City for grant), 2) establish a budget, 3) apply for City grant (for 50% of cost), then 4) approach other Huntingtons for their participation.
- Tree trimming status – Tom (with Jenny’s assistance) has acquired 3 estimates (A&M, Pecker Heads, and Fermin). Tom recommends the (lowest) proposal by A&M Tree Care (who has provided satisfactory service for HTHOA and individual homeowners in recent years) in the amount of \$2,221. Board approved Tom’s recommendation.

4. Continuing Business

- Newsletter - Summer newsletter was sent out in late May.
- Street signs – Will proceed with latest Forsite proposal when City approves their specifications.

5. New Business

- Web Master status – John Racine is leaving position as he is moving out of neighborhood. John is meeting with resident Janice Ryan as possible replacement.

6. Next Meeting – Wednesday July 24, 2019 at 6:30 pm, 1105 Huntington Lane

Meeting adjourned at 7:38