

Huntington Trails Homeowners' Association

Board meeting – Feb. 16, 2012
924 Kingscote Court – 7:00 PM

Minutes

Attendees: Board members Doug, Kathy and Joe. Association Manager Pierre Theimann and Architectural Chair Beth Veikis. Board Members Lisa and Steve absent.

Meeting called to order at 7:00 PM

1. Approval of Minutes from 1-26-12 Meeting: approved subject to correction to reflect revising statement “Budget on track in 2012, carry over \$4,348” to “2011 budget carried over \$4,348 to 2012”

2. Reports

- Treasurers report (K. Wilson) – \$10,000 first month cash surplus due to payment of first quarters association fees. 4 units delinquent, 3 of which have liens against the property and one in Association foreclosure.
- Community rounds – letters of violations reviewed
 - Doug to review conditions at 1113 Cheshire Ct and
 - 1214 Huntington Ln. Both properties may be vacant
- Pond report: Kathy is not getting copies of American Eco System monthly reports. Pierre is to resolve this problem with vendor.
- ACC report – Beth Veakis – 919 Kingscote Ct. asked why the Association President is being included on notifications for Architectural review? Answer- courtesy.
- Web site – no report Web Master Lisa Hinton absent

3. Continuing business.

- Sprinkler repair (Pierre was to obtain 2 additional estimates). Pierre to get a third estimate. Doug is contacting AJI sprinklers to get a more detailed estimate. Outdoor Concepts bid was much higher than AJI , was significantly more detailed and included more repairs.
- Perimeter wall repair / painting – The Board approved proceeding with Dyco Paint to spec wall painting and repairs and to obtain painting bids. Target repair and repaint time is October 1, 2012.
- John Evans palm trimming to commence Feb. 20 - 66 @ \$15.50 \$1023.00 .

- Palm “booting” estimate - \$720.00 (16 palms @ 45.00) per John Evans – Doug to get more detail from John about exactly what work would be done, how far up the tree and inquire about palm health and booting.
- New owners are required by law to receive copies of deed restrictions and bylaws at closings. Sometimes this does not happen. Beth has volunteered to be Welcome to the Neighborhood contact and share documents and architectural forms with new residents. She is also approved to copy documents and get reimbursed.
- Discussion: Association Financial Services to collect delinquencies: Exhibit: website: www.associationfinancialservices.com . No action was taken. Pierre is to get with Association attorney and review recommended actions on our 3 major delinquent owners.
- Street parking situation. The Board determined that street parking is appropriate on only one side of the street. Parking on cul-de-sacs will result in HOA violation notices. Next newsletter will request all owners to be careful about parking on one side and to advising invited guest of same. If problem continues one side parking may be specifically designated.

4. New business

- Discussion: Entrance sign refurbishment, fence painting, wall cleaning at Green Springs and Enterprise. Doug will seek copy of reported City lease to the association of the Greensprings r/w and review terms
- Discussion: President’s rec: resodding strip along Green Springs and Marshall street entrance . Board agreed repairs are needed. Doug will discuss with John pricing and proper timing of work.
- Board authorized John Evan to remove the dead palm on Wellington at \$150 and on Wyndham Way for \$200.
- CERT: To be on next agenda. Doug will check with Lou about giving the Board a status for the HOA
- A sign pole without a sign is located on Huntington Ln. near Marshall. Pierre to instruct Ameritech maintenance to remove and dispose of the pole.

Adjourn 8:55 PM