

HHCA Meeting Minutes – November 21, 2023

1. Meeting Called to Order at 6:30 p.m. at PPL Sycamore Plaza
 - a. All Huntington Hills residents invited to attend
 - i. Trustees in attendance: Adam Hermanns, Jennie Nelson, Caroline Gibson, Steve Beha, Lisa Stoklosa
 - ii. Residents in attendance: Pete Nelson
 - b. HHCA Trustee Meeting Expectations
 - c. Amendments
 - i. Documents signed, notarized and sent to attorney
 - ii. Attorney notification of amendments recorded with county
 - iii. Need to send mailing to residents (may mail or email)

2. President's Report – Adam
 - a. Intent (Transparency and what's best for Neighbors collectively)
 - b. Future meetings (Zoom + in-person) moved all to Sycamore Plaza
 - i. Monthly: Nov 21 @ 6:30pm, PPL Sycamore Plaza Conference Room
 - ii. Monthly: Dec 19 @ 6:30pm, PPL Sycamore Plaza Conference Room
 - iii. Monthly: Jan 16 @ 6:30pm, PPL Sycamore Plaza Conference Room
 - c. Partnership with Pool; Jen D and Greg (Pool Trustees)
 1. Drainage Issue (nothing heard recently)
 - d. Safety & Security; speed humps, Sheriff relationship & patrol
 - i. August 2023: reengaged Violet Twp Admin, Vince Utterback & Deputy Sheriff, Sgt Sean Burke
 1. No word on flashing stop sign
 - e. Neighbor concerns - none

3. Vice President – Jennie
 - a. Welcome team

4. Treasurer Report – Caroline
 - a. Updates
 - b. Profits & Loss reporting as of November 20, 2023
 - i. Total Income: \$17,690.96
 - ii. Total Expenses: \$9,129.67
 - iii. Net Income: \$8,561.29
 - iv. Bank balance: 10,349.84
 - v. Remaining funds from previous years: \$1,788.55
 - c. Dues Status (40 members still due in Sep, 39 still due in Oct)
 - d. Discussion: Fiscal year change to reflect more alignment with dues, research further

5. Corresponding Secretary's Report – Steve
 - a. Deed Violations
 - i. Black SUV on Kennington Square is parked on street off and on, redoing driveway
 - ii. Boat in backyard on Forest Lane – Certified letter will be mailed on 11/22
 - iii. Shed in backyard on Refugee – Certified letter will be mailed on 11/22
 - iv. Truck on grass on Forest Lane – Letter will be sent on 11/22

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6. Recording Secretary – Lisa, no report

7. Committee Reports

- a. Entrances (Maintenance & Beautification) – Cindy Marn (2023 is her last year) and Lisa Stoklosa
 - i. Letters are missing from entrance lettering & Letters need to be painted.
 - 1. come up with a plan in spring
- b. Signs – Lisa, nothing needed
- c. Park/Playground General Maintenance – survey playground/Park/Trails periodically for problems & concerns
 - i. Trash Cans – Adam has role of can liners
 - ii. Volleyball Net – Adam removed broken one, suggest better quality next year, readdress in spring
- d. Website – Steve
- e. Holler – Lisa (Quarterly, next before December 1)
 - i. Include Halloween pictures
 - ii. Include President's letter
 - iii. Include information on Scholarship
 - iv. Include upcoming holiday events and Santa boxes

8. Events

- a. Halloween: Occurred on Sunday, 29 Oct 2023
 - i. 5 gallons cider
 - ii. 300 cookies
 - iii. 4 dozen donuts
 - iv. 5 cases of water left
 - v. Hot dogs next year?
- b. Holiday 2023
 - i. Santa Letters – (Caroline Gibson, 2022, will continue in 2023)
 - 1. Lisa will give Caroline key to Santa mailboxes
 - 2. Brian Gibson will install Santa mailboxes
 - ii. Holiday Lights Contest (Jennie)
 - 1. Lisa will get winning signs from shed and give to Jennie
 - iii. Santa Sleigh ride (Adam) Dec 17, 2023, arrive at 5pm, visit w Santa at 5:30pm, start at 6pm
 - 1. Patty @ All Occasions Carriage and Pony Rides LLC, 740-745-5733
 - 2. Will check to see if earlier time is available on Dec. 17
 - 3. Lisa will buy candy canes for Santa to hand out
 - 4. Lisa will contact Mike Monnin regarding finding a Santa

9. Old Business

- a. Resident directory to be printed – Will revisit in Spring (no phone numbers - could be printed by request (\$4-5). If every resident received one, cost would be \$2,300 (500 copies) - Maybe make a few extra for new residents - It was decided that orders will be taken. There will be a downloadable version. Will not putting directory on website because anyone in the world would be able to access it. Instead, email residents a link to a downloadable version.), will revisit in spring
- b. Ideas from the community:
 - i. Addressed and reasoning:
 - 1. Shelter at park – Board decided against this because of the big insurance risk.
 - 2. Storage area leasing – Not possible, Township owns.

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3. Park ball box – Kelly Leffe is looking for a used container
4. Converting park into commons area & charging homeowners these expenses. Result would be additional expense to community of approximately \$9,500 per year.
5. Selling park to pool (HHRA) to offload the expense to upkeep the park.
6. Having a floating fiscal year-end based on the profit or loss of the HOA financials.
7. Converting the Civic Association Facebook group into a Facebook page.
8. Looking into advanced level version of Quickbooks, discounted for nonprofit orgs.
9. Trimming the bushes at the main entrance to not obscure the sign - done
- ii. Address in spring based on budget:
 1. Park Grand Opening – Kelly Leffe and Mark Paskert
 2. Cameras – More research is needed; Brandon Dodson and Caroline Gibson are looking into this
 3. Pickleball lines, cost = \$350
 4. Volleyball net, cost? (better quality than last year?)
 5. Entrance Signs “Deed Enforced Community” (Cindy Marn) \$327 total
 - a. Sign \$71/each x 3 = \$213 + Poles \$38/each x 3 = \$114 (use 2 poles on Huntington Way)
- iii. Park bushes need trimmed – trimmed by Steve
- iv. HHCA Zoom account, should we keep paid account?
 1. Cost is \$160/year
 2. Steve will research alternatives
- v. Trustee Positions
 1. President (Adam) is moving, Jennie (current VP) will be new President – per Bylaws
 2. Per Bylaws, President made nomination to fill vacant Board position to the end of Adam’s term
 - a. President nominated Kayla Dobson
 - b. Board voted to accept nomination
 - c. Board will vote on officer positions next meeting (who will be VP)

10. New Business

- a. Questions from the Trustees, none
- b. Items from the Trustees
 - i. Need to fulfill requirements set by attorney (make decisions on electronic notices)
 - ii. Current owners renting must register with Civic Association
 1. Give them a way to do a one-time registration with name on title, address, contact information
- c. Questions from the Community, none
- d. Items from the Community, none