

HHCA Meeting Minutes– September 15, 2021

1. Meeting called to order at 6:40pm. Present: Jen Dupler, Sheila Rossiter, Lisa Stoklosa, Zina Molnar (via phone). Guests: Debbie Elam, Brenda Flask, Jason Larenz.
2. There were no meeting minutes to review as this was the first official meeting of the year.
3. President's Report – Sheila
 - a) New Resident Welcome Kit – Sheila went over the Letter to new Homeowner from HHCA President along with the Huntington Hills Community Quick Facts and Trustees sheet. Requests made to include the Unofficial copy of the Amended Code of Regulations of HHCA, the HH event calendar, form to advertise in Holler (or in Welcome kit), and information on HH Scholarship. Sheila also went over deed restriction violation letter to resident.
 - b) Establish regular meeting day and time – The Trustees chose the 3rd Wednesday of every month at 6:30 pm.
 - c) Using Google Drive to communicate – The Trustees agreed this is an easy and effective way to pass out documents.
 - d) Park – There was general discussion about park funds, maintenance, goals, and future projects
 - What should be done about the basketball courts? Hoops put back, court resurfaced and striped, or find another use for space?
 - How to use funds allocated to park? (Funds originally meant for new play equipment which turned out to be too expensive.) Ask the residents?
 - Establish park funds earmarked for certain projects? Residents could donate to their favorite projects. Companies/agencies could be solicited for donations (since this is a public park which we maintain.)
 - e) Communication assignments and responsibilities – Sheila will post meetings and events to website. Jen will update the Civic Association Facebook page.
4. Treasurer Report – Jen
 - a) Bid obtained to clean up basketball area and trim bushes. (Lisa also getting bid, bids will be discussed at next meeting.)
 - b) Title Company - Response time to title agencies 5-7 business days.
5. Corresponding Secretary's Report – Zina Molnar
 - a) Deed Restrictions – Zina discussed using old deed restriction trackers and following up on specific properties. Our process to address violations: 3 letters to resident then court. Is 30 days required between letters to violating residents? Can we speed this up? Attorney will be consulted for answers. Include copy of deed restrictions with first letter – highlight violation and our recourse. Removing property is an option for us (part of bylaws). Some violations can be referred to Violet Township. General discussion followed pertaining to specific outstanding violations. Guest requested Board prioritize deed restrictions.
6. Committee Reports
 - a) Events – Jen
 - Halloween Parade October 24 at 3:30 pm. Refreshments will follow at the park. Trick or Treat 4-6pm.
 - b) Holler – Sheila
 - Identify places for newsletter distribution, initial letter to residents detailing new distribution system
7. New Business
 - a) Limit percent of rental property within community?
 - b) Meeting adjourned at 8:06pm