

HHCA – Meeting Minutes – January 18, 2022

1. Location of Meeting – Meeting was conducted via Zoom.
2. Meeting Attendees – All Huntington Hills residents were invited to attend. Trustees in attendance: Jen Dupler, Greg Frost, Zina Molnar, Sheila Rossiter, Lisa Stoklosa.
3. Meeting called to order at 6:34pm.
4. November minutes were approved.
5. President's Report – Sheila Rossiter
 - a. Holiday events went well. If we do Santa carriage ride again next year, need to tighten it up. (It took a long time this year.)
 - b. Street signs were removed (Forest Lane at Wedgewood, Huntington Way at Wedgewood) and found in creek by resident. Some kids were chased away. Some signs are back up. Keep an eye out for suspicious activity.
 - c. Listing of deed violations. New ones are highlighted.
 - d. Andrew Meinert, an attorney from Kaman and Cusimano law firm, is in attendance tonight. He will address the Board in an executive meeting following the monthly Board meeting. As a Board we try to maintain property values by making sure deed restrictions are followed. Also, we have seen an increase in investment properties (rentals). Most investors are not local so it's hard to make sure they adhere to the rules.
6. Treasurer's report (12/22/21 – 1/18/22) – Jen Dupler
 - a. Incoming: \$10 (debt collection)
 - b. Expenses: Zoom hosting \$16, Utilities \$40
 - c. Checking account balance: 34,710.31
 - d. Statements for 2022 dues will be sent out by April 1, 2022. Residents can pay online via PayPal.
7. Corresponding Secretary's Report – Zina Molnar
 - a. No letters were sent out this month.
 - b. Will confirm deed violations that haven't been confirmed.
 - c. Some violations have been corrected after one letter.
 - d. Will send second letters to others.
 - e. After 3rd letter, we go to the next level (involve attorneys).
8. Committee Reports
 - a. Welcome Committee – Greg Frost
 - i. Nothing new to report.
 - ii. Will consult with Jen to help identify property transfers.
 - iii. Jen will look back at October, November and December property transfers.

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- b. Holler – Sheila Rossiter
 - i. Holler will be out shortly.
 - ii. Needs information on Easter event and pool opening to include.
 - iii. Lisa will order another newsletter holder to replaced damaged one.
- 9. Old Business – None
- 10. New Business – Executive Meeting with Andrew Meinert from Kaman and Cusimano to follow.
- 11. Adjournment – 7:58 pm