

HHCA March Minutes

Tuesday, March 15, 2022

1. Location of meeting - Meeting was conducted via Zoom
2. Meeting Attendees - All Huntington Hills residents were invited to attend. Trustees in attendance: Sheila Rossiter, Greg Frost, Lisa Stoklosa
3. Meeting Called to Order at 6:32 pm.
4. Minutes from February meeting were approved.
5. President's Report- Sheila
 - a. The Board voted to have the new Board start in May following the elections.
 - i. Date of elections: May 17, 2022
 - ii. Date of meeting to have new Trustees start: May 24, 2022.
 - iii. Number of open board seats for 2022/2023 will be three. Lisa and Greg will remain. Zina has already left the Board, Sheila will be leaving the Board, and Jen's first 2-year term is up. Jen is considering running again.
 - iv. A request to residents to run for Trustee will be made via Facebook and the Web page. Lisa will also put out signs by May 22. Bios will be due by April 8 at 5 pm.
 - b. Kaman + Cusimano and potential community vote (Lisa)
 - i. The Board voted that the special meeting for residents to vote on the issues will be August 9, 2022.
 - ii. There was general discussion on potential issues to be included in a community vote: rentals, sheds, dues increase, and electronic voting and communications
 - iii. The Board voted to include whether to allow an unlimited ban on rentals, to the community vote.
 - iv. The Board voted to include whether to allow sheds that conform to the standards developed by the Architectural Review Committee, to the community vote. Jen abstained from voting but later expressed that she would like her dissent recorded in the record.
 - v. The Board voted to include whether to allow an increase in dues, to the community vote with the following details: Current dues would increase to \$65 with a \$10 late fee if paid after May 1; Amount of dues would be adjusted every five years according to the amount or calculation recommended by the attorneys. There would be a \$150 cap on the dues increase.
 - vi. The Board voted to include whether to permit electronic voting and communications, to the community vote..
 - vii. The Board voted to attach "liaison to architectural Review Committee" to the duties of Corresponding Secretary.
6. Treasurer Report- Jen
 - a. \$20,295 are being charged in assessments this year. The balance in QuickBooks is \$34,678.31.
 - b. HOA statements will be going out this week.

- c. Lawncare company currently being paid \$458.33/month and is requesting a 10-15% increase. Jen will get another bid to compare costs.
- 7. Corresponding Secretary's Report- Lisa Stoklosa (Lisa's report that was forwarded via email)
 - a. The Board voted to adopt the Enforcement Policies and Procedures for Deed Restrictions based on the recommendations of the attorneys (Sample Enforcement Policy and Sample Enforcement Procedure) with the following specifications: For the Enforcement Procedure, all Trustees are authorized to send notices and individual enforcement assessments will not exceed \$100. A sentence was also added specifying that three notices would be sent to the homeowner in violation before referring the matter to the attorney.
 - b. Deed Restriction Letters and Follow up – Seven new letters were sent out. Four cases will be ready for attorneys on 3/25/22 if not compliant.
- 8. Committee Reports
 - a. Welcome Committee- Greg Frost
 - i. Greg will follow up with new resident via phone
 - b. Holler- Sheila
 - i. Still searching for a new Editor.
 - ii. Replacement newsletter box is ready.
 - iii. There will be a new Holler in April.
 - c. Spring events - Sheila + Jen
 - i. Spring garage sale will be May 13-14. 9am-3pm Friday, 8am-3pm Saturday.
 - d. Website - Sheila
 - i. Lisa will be briefed by Sheila on managing the website for 2022/2023.
- 9. Old Business-
 - a. Board voted to increase the Easter Egg Hunt budget from \$300 to \$500.
- 10. New Business-
 - a. We need to determine next steps for the park. We have had inquiries on lining the tennis courts for a pickleball court and we also need to reset the basketball hoops. Need to determine what to do about front basketball courts. There are funds earmarked for the playground equipment. We need someone to take on this effort and start to secure bids and also put together a wish list in some type of preference order. Jen will gather quotes on refurbishing playground equipment.
 - b. There has also been some concern over the security of the park and if we can install cameras. The pool cameras can see park, all of playground and part of basketball court. Resident offered use of wireless camera.
- 11. Adjournment at 7:54 pm.