

HHCA Meeting Minutes – October 19, 2021

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, Zina Molnar
3. Meeting Called to Order at 6:30pm
4. September Minutes were approved
5. President's Report- Sheila
 - a. Ratio of rental properties in community – Out-of-town investors are buying affordable properties and contracting with someone local to maintain property. Hard to reach anyone to get any action. Example: Brookwood Ct. is owned by company in Texas. It took three weeks for them to respond to our request to cut high grass. Generally, property values go down as number of rental properties increase. There are good tenants but also those who do not adhere to deed restrictions. Same violations keep coming up. Also, multiple families within one residence. We need to take action now before we've lost the ability to enforce anything. Motion passed to consult attorney for quote.
 - b. Review of document provided by Lisa of previous attorney process – Lisa went over document and explained process of what was done in the past with consolidation of seven sections using the firm of Kaman and Cusimano.
 - c. Treasurer Report- Jen (Jen was absent due to prior commitment. No report.
6. Corresponding Secretary's Report- Zina Molnar
 - a. Deed Restriction Letters and Follow up – Ten letters sent to residents in September. Only one has removed violation. Second letters will go out at the end of October. A third letter will also go out to a resident who received letters in the past. New letters will also be sent out.
 - b. Any violations needing additional attention – Trailers, campers, boats, landscaping materials. (For landscaping materials, residents have 30 days to complete project.) Zina asked that violations be reported to her with dates and how often the violation has occurred. Note that items can be physically removed as one of options set forth in bylaws.
 - c. Updates from attorney – We need to determine course of action after 3rd letter is sent. Look into retaining attorney to send out official letters and represent us in court. Look into paying case-by-case or will we need to pay a retainer.

HHCA Meeting Minutes – October 19, 2021

7. Committee Reports

- a. Welcome Committee- Greg Frost – Greg met with five new families. Looks like there is no one living at property on Kennington Square but garage door is open. Someone did purchase the property last month. We will contact the buyer's agent and let them know about the garage door.

- b. Events
 - Halloween – Distribute prepackaged goodies at park and serve by someone gloved and masked.
 - Letters to Santa – Last year kids wrote letters to Santa and Trustees responded back (as Santa). This year, give a more generic response?
 - Santa Sleigh Ride – Have during day or early evening when more light. Or add lights (like candle bags) to unite neighborhood. Greg will pursue a prospective Santa.

- c. Park- Lisa (bids park) – Lisa did not hear back from her quote. Touch base with Jen – understand her quote and scope of work.

- d. Holler- Sheila (distribution: Lisa has ideas on holders) – Get prices of holders on Amazon (need three holders). Ask residents if it's OK to put holders in front of their houses. Greg suggested a relative's house on Ridgeway. Holiday plans need to be solidified for Holler.

8. Old Business – None

9. New Business - None

10. Adjournment at 7:40