

Dec 16, 2022

Meeting called to order by Garrett. - 6:30

Attended by Lisa Stoklos, Jennie Nelson, Greg Frost, Garret Untch and residents of Huntington Hills

Ballots

Four amendments

Ballots were asked for

Questions were asked about the following:

Sheds

Are concrete slabs allowed? What will be required - architectural committee guidelines were set up and developed and based on Violet Township rules. 32 deep was what was suggested then but no longer required for sheds and was struck from ballot. There must be a floor, no bottom exposed, size was covered in ballot, must get a zoning permit, and Violet Township can set size for sheds.

Will they be seen from the street? - They will be placed as best they can to avoid this.

A sketch must be given to Violet Township to approve, each lot will be different, 150 square feet will be the max.

Why sheds? - Always there and elevated last year. There is 1 now - the owner thought that he could have one if he went through Violet Township - He is waiting for the outcome to discuss the fate of the shed with the board.

Violet Township and the Architectural committee will both look at and approve plans.

Residents should go to the committee first and then Violet Township. The residents will need a sketch of their lot and a sampling of the materials to be used. The outside of the shed needs to match part of your house. The roof will be a 6 foot gable pitch - suggestion from resident that maybe change the roofs to be more pleasing to the eye. The maintenance of the foundations were also discussed.

Dues

20 percent increase every year. It was asked if there is a cap. - residents expressed it needs to be shown where money is going - also if we are a nonprofit organization can we save that much money? Yes we can. Concern was raised over that amount of money being collected and over the years the increase will be a max of 400.00 It was expressed that it may be too much for some residents. Greg did state there is line item line in the budget and the money will go to the capital improvements. The money will be used for things like the drainage issues at the pool. - Concerns were raised about if the amount can be changed over the years to come. Needs of the neighborhood were expressed by Greg and he also stated that you can see the amounts in the budget. Asked why it was set up to increase 20 percent and it was stated by Lisa that the

lawyers said it was looking ahead. It was stated it was to help keep our neighborhood beautiful. Rentals were discussed as a possible issue. They may not be taken care of. There are 13 currently.

Ballots

Items a and b - 75 percent needed or 300 votes to pass.

C and D need $\frac{2}{3}$ to pass.

233 ballots received

Discussed the neighborhood was 6 sections and now is 1. That effected voting

The question was asked should it end tonight?

What was the cost of the voting - ballpark of 4,000.

Electronic voting was discussed and maybe easier - but would have to be crossed checked with paper ballots. Also discussed people who could not get out and vote. Board volunteered to visit them. Brought issue of talking to people about deed restrictions instead of sending letter to improve relations.

Votes

408 homeowners

245 voted

59%

163 did not vote

A - rentals

205 - yes - 50%

34 - no - 8%

B - sheds

140 voted yes

102 voted no

C - dues

158 yes

85 no

D - electronic voting

208 - voted yes
29 voted no

Votes can be extended according to the lawyers.

We do not have the votes needed so motion made by Lisa and second by Garrett to to extend voting to June 13th 2023. Votes can be changed until then.

Meeting ended 7:55