

HHCA Meeting Minutes - September 19, 2023

Tuesday, September 19, 2023 at 6:30 p.m. at HH Park

1. Meeting Called to Order at 6:30 p.m.
 - a. All Huntington Hills residents invited to attend. Trustees in attendance: Adam Hermanns, Jennie Nelson, Steve Beha, Caroline Gibson, Lisa Stoklosa. Residents in attendance: Joe and Kelly Leffe, Brandon Dodson, Pete Nelson, Debbie Elam and Brian Gibson. No one attended via Zoom.
 - b. HHCA Trustee Meeting Expectations
 - c. Amendments
 - i. The Board voted to affirm the Amendment Vote.
 - ii. Amendment A (Limiting rentals) and Amendment D (Allowing electronic communications) passed.
 - iii. Lisa Stoklosa will advise attorney and send out mailing to residents by Thursday, September 21.
2. President's Report – Adam Hermanns
 - a. Intent (Transparency and what's best for Neighbors collectively)
 - b. Future meetings (Zoom + in-person)
 - i. Monthly: Oct 17 @ 6:30pm, PPL Main – Large Conference Room (or park)
 - ii. Monthly: Nov 21 @ 6:30pm, PPL Main – Large Conference Room – Board will meet even though it will be Thanksgiving week.
 - iii. Monthly: Dec 19 @ 6:30pm, (will reserve 90 days out)
 - c. Partnership with Pool; Jen D and Greg (Pool Trustees)
 - i. Drainage Issue (nothing heard recently).
 - ii. End of summer event 2023, Saturday, Aug 26, 8-10pm, successful, 76 attendees; Mick Dupler said they would welcome another summer event next year.
 - d. Safety & Security; speed humps, Sheriff relationship & patrol
 - i. August 2023: reengaged Violet Twp Admin, Vince Utterback & Deputy Sheriff, Sgt Sean Burke – Nothing specific back.
 - ii. Speed limit radar installed on Huntington Way.
 - iii. No word on flashing stop sign.
 - e. Neighbor concerns – People running stop sign at Windridge and Springbrook.
3. Vice President – Jennie Nelson
 - a. Welcome team – Garrett will add material to welcome packet.
4. Treasurer Report – Caroline Gibson
 - a. Report + Updates, Profits & Loss reporting
 - i. Profit and Loss Report 2023-2024, as of September 18, 2023: Total Income = \$17,645.96, Total Expenses = \$2,466.19, Net Income = \$15,179.77
 - ii. Bank balance: \$16,500.
 - iii. Insurance bill arrived.
 - b. Dues Status: 40 members still owe dues.
 - c. Discussion: Fiscal year change to reflect more along with dues
5. Corresponding Secretary's Report – Steve Beha
 - i. Deed Violations
 - ii. Black SUV on Kennington Square is parked on street off and on.

HHCA Meeting Minutes - September 19, 2023

- iii. Boat in backyard on Forest Lane – Lisa Stoklosa will find out the cost of an attorney letter.
- iv. Lisa Stoklosa will furnish Steve Beha with Association letter templates.
- v. Shed in backyard on Refugee – Board wanted to wait for Amendment vote results before taking action; Steve Beha will send a letter from Association with a removal date.

6. Recording Secretary – Lisa Stoklosa – Nothing to report.

7. Committee Reports

- a. Entrances (Maintenance & Beautification) – Cindy Marn (2023 is her last year) and Lisa Stoklosa
 - i. Letters are missing from entrance lettering.
 - ii. Letters need to be painted.
 - iii. We will come up with a plan in Spring.
- b. Signs – Lisa Stoklosa – Nothing needed.
- c. Park/Playground General Maintenance – survey playground/Park/Trails periodically for problems & concerns
 - i. Need to keep an eye on trash cans.
 - ii. Volleyball net is broken but tied up; Lisa will report cost of original net.
- d. Website – Steve Beha, great updates
 - i. Will add Budget and Profit and Loss report to website.
- e. Holler – Lisa Stoklosa (Quarterly)
 - i. Next Holler will be after Halloween, before December 1
 - ii. Need to revisit number of copies printed now that electronic communications Amendment passed.
 - 1. Adam Hermans will contact Kevin regarding mailchimp.

8. Events

- a. Halloween: Sunday, 29 Oct 2023 (Jennie Nelson)
 - i. Joe Lefte will notify Fire Department of escort needed date.
 - ii. Water bottles instead of juice and cider this year (bees last year); No apple fritters this year; Donut holes were suggested.
- b. Holiday 2023
 - i. Santa Letters – (Caroline Gibson, 2022, will continue in 2023)
 - ii. Holiday Lights Contest (Jennie Nelson)
 - iii. Santa Sleigh ride (Adam Hermans will be there) Dec 17, 2023, arrive at 5 p.m., visit w Santa at 5:30 p.m., start at 6 p.m.
 - 1. Patty @ All Occasions Carriage and Pony Rides LLC, 740-745-5733

9. Old Business

- a. Resident directory to be printed - does not need to include phone numbers - could be printed for those who request on at \$4-5. If every resident received one the cost would be \$2,300 for 500 copies - Maybe make a few extra for new residents - It was decided that orders will be taken. There will be a downloadable version. There was general discussion about not putting the directory on the website because anyone in the world would be able to access it. Instead, email residents a link to a downloadable version.
- b. Ideas from the community:
 - i. Shelter at park – Board decided against this because of the big insurance risk.
 - ii. Storage area leasing – Not possible, Township owns.

HHCA Meeting Minutes - September 19, 2023

- iii. Park Grand Opening – Kelly Leffe and Mark Paskert are planning.
- iv. Park ball box – Kelly Leffe is looking for a used container.
- v. Cameras – More research is needed; Brandon Dodson and Caroline Gibson are looking into this.
- vi. Pickleball lines, HHCA must determine in spring based on budget.
- vii. Entrance Signs “Deed Enforced Community” (Cindy Marn)
 - 1. There was discussion of idea for a sign stating that Huntington Hills is a Deed Restricted community.
 - 2. Cindy is getting prices for a pole but could we add the new sign to the pole of an existing sign?
- viii. DB Irwin made several suggestions:
 - 1. Saving the Civic Association money on park maintenance/insurance by converting the park into a commons area and charging the homeowners for these expenses. The result would be an additional expense to the community of approximately \$9,500 per year.
 - a. Board decided this would not be in the best interest of the community.
 - 2. Selling the park to the pool (HHRA) to offload the expense to upkeep the park.
 - a. Pool does not have the funds to purchase the park.
 - 3. Having a floating fiscal year-end based on the profit or loss of the HOA financials.
 - a. Board is against this because it would not promote transparency.
 - 4. Converting the Civic Association Facebook group into a Facebook page.
 - a. Board is discussing.
 - b. There are pros and cons to both.
 - c. A Facebook page would not be a discussion; page would be public.
 - 5. Looking into an advanced level version of Quickbooks which is discounted for nonprofit organizations.
 - a. Caroline Gibson is looking into this.
 - 6. Trimming the bushes at the main entrance to not obscure the sign – Completed.

10. New Business

- a. Questions from the Trustees - none
- b. Items from the Trustees
 - i. From Caroline Gibson: When suggestions are made by residents, the Board needs time to process and discuss the options seriously and consider what is best for the community. Sometimes, there is not an immediate yes or no answer available.
- c. Questions from the Community
 - i. Debbie Elam asked how we will enforce the Amendment limiting rentals.
- d. Items from the Community
 - i. Debbie Elam reported that there are two trucks on Forest Lane parked on the grass at all times.

11. Meeting Adjourned at 7:14 p.m.