

**Final 1st Qtr Huntington Estates Homeowners Association (HEHA) Minutes**  
**January 14, 2020**

1. The HEHA 1st 2020 Annual Meeting was held at the Fellowship Baptist Hall, on January 14, 2020 at 7pm.

2. New Business:

a. The newly elected 2020 elected Committees/Members are as follows:

(1) President: Jon Holtom was reelected

(2) Vice President: Clay Whitaker

(3) Treasurer: Edson Manners

(4) Architectural Committee (ACC): Chair: Clay Whitaker; Volunteering Committee Member(s): Jon Holtom, Terry Maier, Grant Kimball, John Kellerman & Jack Dawkins. Chair to decide whether to accept all nominees or reduce and perhaps have 5th volunteer serve on another committee in need of their services;

(5) Audit Committee: Nick Calabro (Non-BofD Member), Edson Manners, Chair; Volunteering Committee Member(s): Clay Whitaker & Jim Hoch;

(6) Maintenance Committee: JuDee Dawkins, Chair; Volunteering Committee Member(s): Candace Strand, John Kellerman, Grant Kimball and Terry Maier;

(7) Nominations Committee: Julie "Sam" Marshall; Volunteering Committee Member(s): Barbara Hudson;

(8) Public Relations: Candace Strand, Chair; Volunteering Committee Member(s): Clay Whitaker & Liliana Lindsey.

b. The results of the dues increase were discussed. The special meeting was held on Thursday, January 9<sup>th</sup> to increase the annual dues from \$400 to \$475, beginning with this calendar year. We held a vote for this increase at the November 12th, 2019 Members' Meeting but did not have the necessary 60% quorum to complete the vote. Therefore, we were required to continue the vote at a follow-up meeting requiring only a 30% quorum. This reduced quorum was met and the vote to increase the dues passed.

c. The President called the newly elected BofD to an all-hands-on Committees' meeting to begin the process of developing strategy processes for updating our outdated C&Rs Articles. Meeting to be held on January 28th, 2020.

d. There were three (3) Motions passed as follows:

(1) Motion to revise C&Rs and further discuss with Attorney Anderson the possibility of collecting past HOA dues;

(2) Motion to further discuss implementation of chronic HOA collections;

(3) Motion to elect the undersigned to replace Candy Strand who resigned.

e. Architectural Committee:

(1) Terry Maier noted that the upcoming Utility Markings in the neighborhood have begun and work to begin updating electrical trunks is scheduled to begin in March 2020; electrical lines are more than 47 years.

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(2) Terry Maier commented that the Water main lines are also scheduled to be redone by the City of Tallahassee within the next 3-4 years. He also suggested that we look into the possibility of discussing with the City viability of having road resurfacing coordination. Candy Strand recommended the Maintenance Committee inquire online. (Open).

(3) Terry Maier and Grant Kimball discussed the need for HEHA's website to be transparent and that we need to ensure that we post approvals of architectural requests and approvals.

3. Open & Pending Actions/Endeavors:

a. The President and Vice President will ask Attorney Jeremy Anderson to provide writeup samples of HOA rewrites he has done for comparable neighborhoods. As of this writing, Jon Holtom has sent inquiry letter to Attorney Anderson (Open/Pending);

b. Discuss/Explore Estoppel Viability. As of this writing, The Estoppel has been effectuated. The Estoppel fee we implemented simply provides a fee for providing the info to the Title Closing agent. It does not provide a direct method for collecting outstanding dues and fines (which we do not yet have), but rather allows us to report those to outstanding dues to the closing agent in the hopes of collecting them at closing (Open/Pending);

c. Collecting past HOA dues from six (6) Members that are not in good standing, ranging from 2006-2018; the current year delinquent accounts will be sent to Attorney Anderson in June 2020 (Open/Pending);

d. Jon Holtom will ask Attorney Anderson if he would share a 15 Point HOA write up checklist; however, this is unlikely (Open/Pending).

e. Supplemental Invoice for \$75 Road Funds HOA Increase. Invoice went out and if members have not paid the \$400 yet, they can go ahead and pay the total in one payment of \$475; the notice went out on the Huntington Estates HOA 2019 Annual Neighborhood Report and Dues Notice sent out shortly after the 1st Annual Meeting held on January 14, 2020 (Open/Pending).

5. The meeting adjourned at 9:30 pm.

Liliana Lindsey  
2020 HEHA Secretary

Approved in 3rd quarter meeting