

# Huntington Estates Homeowners Association

## QUARTERLY MEETING AGENDA

### 1. **July 13, 2021** – Call to Order 7:00 p.m.

- Attendance Review and President's Report - John Kellerman

Attendance: Directors: John Kellerman, Clay Whittaker, Edson Manners, Carlos Amado,  
Terry Maier, Lois Davis. Grant Kimball. Absent:  
Members:

### 2. **Approval of Minutes** and Secretary's Report - Carlos Amado.

- April 13, 2021 Minutes from Zoom Recording Attached.
- Directors working group meetings were held the 2<sup>nd</sup> Tuesday of months between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will be left for Quarterly meetings, when there is more Member participation. Anyone who would like to join these working meetings should contact the [HEHASecretary@gmail.com](mailto:HEHASecretary@gmail.com) to get the Zoom password when it is available. Working Group minutes are posted in the HEHA website, and progress reported in the Quarterly meetings during the officer, committee, or Open Business section of the agenda.

### 3. **Other Reports**

- a. Treasurer - Edson Manners
  - 2021 Budget Update
  - Unpaid Annual Dues
  - 2020 Audit status
- c. Architectural Control Committee - Clay Whittaker – Chair
- d. Maintenance Committee - Carlos Amado – Chair
  - Road height tree limb trimming
  - Road leaf mulching & drainage
  - Entrance landscaping updates
  - Holiday banners
- e. [Nominations Committee](#) - Terry Maier – Chair
  - [Ending Board Officer Terms](#)
- f. [Recreation Committee](#) - Lois Davis - New Chair
  - [May plant exchange](#)

### 4. **Open Issue Updates**

- a. C&R Update Committee Status - Carlos Amado  
Members: Jim Hoch, Sarah Kinel, Tabitha Ellis, John Kellerman, Terry Maier, Barry Kelly and Carlos
- b. HOA Management Company options - John Kellerman
  - Review Recommendation - 3 responses from 5 requests for quotes
  - Vote on next step.
- c. Road paving project - Clay Whittaker

- Road Fund Status. Goal is \$300K for resurfacing
- Engr. Companies Status (to publish standard requirements for the bids request.)

## 5. New Business

- a. Requested topics:
  - (1) Natural Gas Survey status – Clay Whittaker
  - (2) Resident Information Update – Carlos Amado
- b. Open Forum\*:

## Meeting Adjournment

## HOA Management Company Brief

**Introduction:** Several of homeowners brought up the topic of hiring a management company to handle the operations of the HOA. One of the reasons they brought this up was difficulty getting volunteers for the board and HOA positions. John Kellerman accepted the task of researching the idea. Contact was made with our attorney in reference to recommendations of management companies who provided several that they have had dealings with.

**Research:** Email contact was attempted with three of the companies:

1. Kirby Management
2. Lewis Management
3. Executive Management [Did not respond]

\* Of the responses received by Kirby and Lewis HOA Management start their pricing at approximately \$450.00 a month (\$5,400 per year) for basic services. These services include being the “Registered Agent” for the association, receiving the mail, putting out newsletters and setting up the quarterly meetings.

\* After these basic services, they charge ala-cart for other services. Depending on the service it can increase the monthly fee by hundreds of dollars. It is expected that Covenant & Restriction (C&R) monitoring, violation notification, response tracking, violation/fine hearing coordination, hearing administration, etc., could double the annual costs to \$10,800.

\* Both of the companies that responded also required a volunteer HOA board of officers to report to and make decisions on the activities of the company.

**Review:** The board discussed this option several times and we concluded that this was not a very cost-effective option for the neighborhood and would require dues increase to support this type of action. Having to maintain the board positions wouldn't alleviate one of reasons for the suggestion and we would still be looking for volunteers. We have seen an increase in neighbor participation that looks promising for future boards and committees.

At the last quarterly meeting the topic was brought up to the attendees for their opinion on hiring a management company. Everyone attending responded they did not want a management company to “run” our HOA. Several brought up the amount of work to perform such a task and the fact that someone from outside would be making decisions that affect our neighborhood.

**Summary:** With the positive response from neighbors about the volunteer Board of Director's performance and the projected cost of over \$10,000 annually – that still requires a volunteer Board of Directors - an HOA management company is not in the best interest of our neighborhood. We, as neighbors, have been coming together and handling our business more efficiently recently - as a neighborhood association should. It is my recommendation that we do not retain an HOA management company\* to handle Huntington Estates and that we continue forward on the path we are going. If there are no objections, I think we should put this matter to rest and proceed forward as the great association we are.

John Kellerman  
HEHA President  
June 26, 2021