

# Huntington Estates Homeowners Association

## QUARTERLY MEETING AGENDA

Zoom Meeting info below is sent the week prior, and in a reminder email on the prior Monday

Zoom Join Link:

<https://us06web.zoom.us/j/89262380228?pwd=N2NWWStXS1ozdlBhdi9nZmpGZkhvdz09>

Meeting ID: 892 6238 0228, Passcode: 196734

Dial by your location.... One tap mobile

+1 312 626 6799,,89262380228#,,,,\*196734# US (Chicago)

+1 646 876 9923,,89262380228#,,,,\*196734# US (New York)

NOTE: If a member needs a quiet place to participate in the meeting, go to Carlos' home, at 3556 Carrington Dr. You can bring your laptop or share Carlos' laptop/camera.

### 1. **April 12, 2022** – Call to Order 7:01 p.m.

- Attendance Review and President's and ACC Report – John Kellerman

Attendance: Directors: Carlos Amado, Lois Davis, Jim Hoch, John Kellerman, Terry Maier, Clay Whitaker, and Casey Wiley. Absent: Sarah Kinel, “Sam” Samford – birthday!

Members: Candy Strand, Barry Kelly, Deborah Newton, Phyllis Pearce, Liliana Linsey, Ashon Nesbit, Harold Brown.

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

- January 11, 2022 Minutes. Present BoD voted to approve.
- VOTE New Resident Gift Card change from \$20 to \$25. Present BoD voted to approve.
- Harold and Bresha Brown move into 3713 Carrington Pl. previously owned by Connie & Perry Lewis.

, The Brown's background will be featured in the next newsletter.

- By-Laws Update status – email was broadcasted giving members 30 days to review draft updates and propose changes through 4/15/22. Changes are to align with last year's C&R updates or improve officer and committee duties. Meeting this month will be called for committee to complete changes and prepare for approval voting by the membership. By-Laws Article XIII Sec. 4 sets the quorum on any actions in the By-Laws as one-tenth (1/10) the membership votes.

- Maintenance Committee Brief - Carlos
  - a. Completed Old Bainbridge Entrance traffic island painting of front and back curves.
  - b. Carrington Dr. Entrance tree trimming plan. Esposito to trim significantly. Looking for volunteers to advise on trimming of trees. Contact Carlos this month.
  - c. Tennis Court Area pine straw refresh plan – spread new straw around all trees.
  - d. Newsletter – please provide and inputs within the next 7 days.

NOTED: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Voluntarily, decision votes will be left for Quarterly meetings, to have more Member participation. Contact the [HEHASecretary@gmail.com](mailto:HEHASecretary@gmail.com) to get the Zoom password and join these working meetings. Working Group minutes are posted in the [HEHA website](#), and progress is reported in the Quarterly meetings during the officer or committee sections of the agenda. **The next BoD Working Meeting will be 5/10/22 at 6 p.m.**

### 3. **Other Reports**

- Treasurer Report - Jim Hoch / Clay Whittaker
  - a. 2022 Assessment collection status –  
10 members have not paid 2022 assessments yet, totaling \$4,245 outstanding funds. Road Fund: \$297,657 down from last Quarter. Bank checking account has \$31,276
  - b. Clay: 2021 Tax Filing 1120-H Status. Completed by Nancy Harrison CPA highly responsive, \$150 fee. Received PIN to pay the taxes. Will mail 1120-H this week  
Clay: 2021 Financial Audit status. Nick Calabro is the Committee Chair.
  - c. To be completed before the Nov. annual meeting. Nick, Clay and Jim have access to QuickBooks on line. QuickBooks has backup, and allows accounts to always be visible.
  
- C&R Updates Recording Status – Clay Whittaker  
Attorney not responsive on this task. Strike through format to be submitted for recording. Terry led discussion about looking for new attorney options.
  
- Road Repaving Project Status – Clay Whittaker / Terry Maier  
Working group met. Reviewing need for Engr. Co. to Supervise the Project to save costs. Roads were paved in the late 1980s and 1990s. Design packages were not re-usable. Sam and Clay have worked with DOT. Will update the quote in the next few weeks. At a minimum, we will need \$400K. We have ~\$300K and add about \$25,000 per year. May need some financing since costs are going up. City water project is still planned to start at the end of the year. Road paving follows this. Metro Net still working in extending their network in the neighborhood. Julius is POC. Clay to provide info for newsletter.
  
- Recreation Committee Report – Lois Davis  
Committee has not met. Needs to meet to plan functions, including through 4<sup>th</sup> of July.

#### 4. **New Business or Q&A\***

- Carlos: New homeowners Ashon Nesbit and Harold Brown were recognized for attending this meeting. Harold said hello to the group via video.
- Terry: Moore's old house - in 3628 Westmoreland Dr.- is being upgraded inside and out by new owners.
- Clay: Tharp house - in 3653 Westmoreland Dr.- is closing its sale on 4/25/22.
- John: Asked if there were other questions from participants. No others came up.

#### 5. **Adjourned for Attorney Feedback 7:57 – Board of Directors Only - Confidential Discussion**

#### **Meeting End Target 8:30 p.m.**

\*Note: Speakers should target 3 minutes max per item or may be asked to submit a question or issue in writing. The HEHA President will provide guidance during the meeting, as needed.