

Huntington Estates Homeowners Association

Director Steering Meeting Agenda

Friends, there are a lot of links in this email (underlined) to documents in our webpage. Click on the underlined "Go to link:" that appears when you click on the underlined word(s)

Zoom meeting link:

<https://us06web.zoom.us/j/84178922338?pwd=AghSaqR8OFZNbgOTIG9A7wkDhbBph9.1>

Meeting ID: 841 7892 2338; Passcode: 530987

One tap mobile +13052241968,,84178922338#,,, *530987# US; Dial • +1 305 224 1968 US

For members preferring to participate in person, rather than attend via zoom.

Location: 3641 Westmoreland Dr. – HEHA President Dawn Haggerty's home

1. Tuesday, **August 11, 2026** – Call to Order at **7:05 p.m.** **Start Recording**

- Attendance Review and President's Remarks – Dawn

Directors: Dawn Haggerty, Carlos Amado, Terry Maier and Peggy Ramsberger.

Absent Dir.: Lois Davis, Sam Marshall, Sarah Kinel, and Marisol Roberts.

I. Old Business and Director Reports

2. Secretary and [Maintenance Committee Reports](#) – Carlos

- NOTE: To keep minutes in real-time the Secretary may need to interrupt to document the conclusion or action plan after a topic discussion.

a. Click this link to view the [April Quarterly Meeting](#) minutes from 4/14/26

- **Vote** to approve these Meeting Minutes at July's Quarterly Meeting will be done via email, since there was not a quorum (5) of Directors at this meeting.

b. Contacted Edson Manners to get information about his new tenants.

Courtney Holland and Fabian Jackson have a one-year rental agreement in the main house.

c. Dawn announced that Mindy Washington has decided to rent her home in Westmoreland Drive, since its sales price has not attracted a buyer.

NOTE: The Board meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Most decision votes are tabled until Quarterly meetings to have more member comments. All meeting minutes are also posted on the [HEHA website](#), and progress is reported in the Quarterly meetings. Contact the HEHASecretary@gmail.com to get the Zoom passcode and be able to join these working meetings.

a. The next Directors Steering Meeting moved to Tuesday 9/15/26 at 7 p.m.

3. **Treasurer Report** – Carlos reported

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a. Assessments unpaid for 2026 status: Two persons who have not paid.

After 6 or more notifications that the costs will double if referred for collection, the two cases on 8/9/26 to our attorney for collection.

- b. Investment funds – Current value is \$62,319 after investing \$49,425.
 - HEHA Investment Model Goal for Dec. 2026 is \$44,815. We are ahead by \$16,500.
 - Since the strategy switched in April 2026 from CDs we have made \$7,675 in 4 months.
 - Scaled Fee Quote was from Hancock-Whitney Bank's Investment Advisor - to start 2027.
 - Changing to a scaled fee will save us over \$30,000 during the 20 year investment window.
 - An investment projection chart has been posted in the HEHA home page.
- 4. **Architectural Control Committee Report** – Sarah / Terry / Carlos
Barbara Green has a couple of dead trees in her yard. A couple fell after a storm
Dawn saw the removal of these and a couple of other trees needing removal.
- 5. **Recreation Committee Report** – Dawn / Sarah / Carlos
 - a. Will likely do a movie night Friday 10/30 day before Halloween., as our next event.
Dawn will recommend 3 movies for the community to vote on.
Carlos suggested having DVDs on hand rather than depending on Wi-Fi for the movie.
 - b. Dawn placed the large donated screen and Easter Eggs in the HEHA Shed.
She will also store the Pop Corn Machine soon.
- 6. **Nominations Committee Report** – Marisol / Sam / Carlos
We will have 5 Director vacancies. Lois's and Liliana's Director positions– plus to those
Director positions ending their 2-year term: Sarah Kinel, Terry Maier, Marisol Roberts
Sarah and Terry are not able to serve another term. We will need 4-5 more candidates.
Goal for all Directors is to personally ask a couple of neighbors to run. Report in Sept.
- 7. **C&R Update Committee** - Brian /Terry /Barry /Carlos /Marisol /Dawn
 - Brian held kick-off meeting on July 9th. Will seek feedback after a draft set of proposals.
 - Focus on ACC shed updates (Brian), rental control (Sam), business equipment and street parking reduction (Barry?), Hurricane protection and C&R violation fines (Carlos).
 - Drafts broadcast, feedback, and voting in Oct. 2027 – for changes to take effect Jan. 2028.

II. New Business / follow-ups, and Q&A*

Carlos reported that two neighbors are not getting along because one complains that the other is burning toxic materials and the smoke is hazardous to his wife. The other neighbor reports he's using his fire pit for family gatherings. The pit and visible burns seem to meet C&R requirements. Suggested that complaining neighbor to call the Fire Dept. when he feels there is a violation. Peggy suggested that the burning neighbor use a fan, if possible, to re-direct smoke.

*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.

III. Confidential/Attorney Discussions – Board of Directors only.

No Confidential Discussions took place.

Stop recording.

Meeting ended 7:28 p.m.

Carlos Amado
Volunteer / HEHA Secretary

Maintenance Committee Chair
(850) 676-1625