

# Huntington Estates Homeowners Association

## 4th Quarter 2020 Open Meeting Minutes

**Date:** November 23, 2020

1. **Call To Order:** 7:08 pm. Due to COVID-19 the meeting was held via zoom, with the Election Count Committee joining from Terry Maier's home where they conducted the vote count for two new Board Members during the meeting.
2. **Attendees:** John Kellerman (JK), Jon Holtom, Grant Kimble, Edson Manners, Jim Hoch, Barry Kelly, Deborah Newton, Antonio & Janet Jackson, Dorothy Edwards, Wesley Roberts, Election Count Committee: Candy, Terry, Sherri and Marisol.
3. **Minutes:** The draft minutes from the previous secretary was not read, but was available in the HEHA Secretary's Drive database. The Board (Clay) has the To Do to post links to the recordings of meetings for July, October and November by the next meeting. The links to these recordings and/or minutes will be in the main page of the HEHA Website, and we plan to add the link to the website in future meeting notices.
4. **Committee Reports:**
  - a. Treasurer's Report. Provided by Edson Manners, Treasurer
    - (1) The 2020 budget is in the middle of a financial audit. Once complete the 2021 budget will be finalized. The projected 2021 budget will be similar to 2020.
    - (2) For 2020, we met all budget items. Some Maintenance Funds are still available. Carlos has plans for these.
    - (3) Road Fund additions \$20,400 expected, but with the added \$75 annual dues increase, we added \$24,700 - an increase of \$4,300. The current Road Fund total is at \$232,682; and varies with the Stock Market.
  - b. Architectural Control Committee (ACC) Report.
    - (1) No Report Given. Committee Chair is vacant at this time
  - c. Maintenance Report. Provided by Carlos Amado, Chair
    - (1) Reported accomplishments for 2020
      - Refreshed landscape to both entrances to the community. Improved hose and watering spray equipment.
      - Pressure washed the seating area by the tennis court and cut the dead tree.
      - Met with Esposito Landscaping to improve service and re-establish maintenance by the bridge and Carrington Dr dead end. Trimmed hedges in the St. Louis Church entrance to improve Stop sign visibility.

- Trimmed low-hanging tree limbs in Carrington Dr. Will do the remainder of the neighborhood in 2021.
- Added new safety cones to selected roadway water drains, warning their dip.
- John K added that we also painted speed-bumps and stop sign white road-bars.

(2) Purchased Christmas lights, extension cords and adapters for both entrances. Will decorate this coming Saturday and will send out email to encourage other decorations to be loaned or donated.

## 5. Open Issues:

- a. C&R Revision Process. Led by John Kellerman
- (1) Revisions are on the HEHA website. We encourage neighbors to put their suggestions on it to change 1970-1980 restrictions to more progressive 2020/21 needs. A spreadsheet with current inputs is available and being worked on to combine similar suggestions. No deadline has been set.
  - (2) Jim Hoch recommended putting a deadline on feedback.
  - (3) Carlos seconds the motion for the deadline and suggests adding the link to the spreadsheet in future emails to neighbors to encourage more feedback.

## 6. New Business:

- a. Board Election Counting Committee. Led by Candy Stran
- (1) The votes were verified and counted during this meeting.  
A board with the tally was visible for all to see. The count was verified by Terry.
  - (2) Carlos Amado and Clay Whittaker received the two highest amounts of votes - 29 and 22, respectively; therefore, were elected for a term of 2 years.
  - (3) The team thanked the other two candidates - Lois Davis and Jim Hoch - for their participation and contributions to the HEHA. They received 10 and 9 votes, respectively.
- b. Open Forum Q&A.
- (1) Dorothy Edwards: Who mows the fence area? Willing to participate in cleaning old ragged evergreens in Fred George Dr.  
JK: Esposito mows the entrances under their landscaping contract  
The county mows most of the Old Bainbridge entrance and where Esposito ends in the St. Louis Church entrance.  
Carlos: Willing to do the labor. Call me 850-676-1625.
  - (2) Jim Hoch: Have we talked about a [HOA] Management Company?  
JK: This was tabled this year due to many personnel changes in the board. We did some looking into this. It seemed like it would raise feeds to \$400/mo to manage our HOA. Will need to get several quotes.
  - (3) Deborah Newton: Can you share the C&R Suggestions?  
JK: Some examples are: Allow storage buildings, motorized vehicles and motorcycles.  
Jim Hoch: Believes we voted it was OK. Will be glad to work on this.

Carlos: Suggest sending out the list or link. Set a deadline. Pair down similar Recommendations, then send out for voting.

Grant: The summary is available on the website. Send the link.

Candy: It's been a slow drain. Let's encourage neighbors; not piece-meal.

Lots of C&R's are being viewed with a blind eye because people want change.

The attorney said that motorcycles owned before July 2019 are grandfathered in.

It costs \$4,000 to re-write the governing documents.

Deborah: Remind that we should protect the value of homes, not the desires of new homeowners to have boats and RV's in the driveways.

(4) Deborah Newton: Was there a working meeting specifically for the C&R?

They are illegal.

JK: No, there was no working meeting for the C&R's. We invite all to the meetings.

(5) Deborah Newton: Where are the October and July Minutes?

They are not available. If these mention the C&R's, people will be interested.

Post the recordings in the website as a temporary solution.

JK: Secretary left after the October meeting. Clay will do the posting.

Minutes not required to be sent out.

Jon: Need people to get involved

## 7. **Closing Comments:** By John Kellerman (JK)

Congratulations Clay, welcome back to the Board. And welcome to the Board Carlos.

Thank you Election Count Committee and all for your participation.

Meeting adjourned at 8:02 p.m.