

Huntington Estates Homeowners Association

October 2020 Meeting Minutes

Date: October 13, 2020

1. The meeting was called to order at 7:05 pm

2. Attendees: John Kellerman, President; Edson Manners, Treasurer; Terry Maier, Grant Kimball, ACC member, ACC Assistant Chair "Clay" Whitaker; Carlos Amado, Maintenance Chair; "Candy" Strand, Registered Agent, Public Relations & Recreation Chair; Other members: Jon Holtom, Deborah Newton, Barry Kelly.

3. Committee Reports:

JK: Road Fund investment is up 14.8%, almost doubled goal of 6-7%, currently totaling \$221,438. Some reinvestment modifications. Increased from March COVID hit until now.

Candy: Can you breakdown how much is from budget fees vs. interest?

Would like to separate earnings vs. fee contributions.

Clay: Total contributions is \$24,447 deposited from fees. Will add more from few late payments. \$188,000 was transferred from Raymond James plus the \$24K.

Grant: Unrealized gains are separate from fees and total fund.

JK: Recovery of past dues. David emailed "nothing much to update". Need to have a zoom meeting. Need a general consensus of the Board

Candy: Evenings are better to meet. Have attorney tell us 3 best date/times for them.

JK: How's the Audit Committee doing?

Edson: Initial meeting to held and will meet every other week. Goal date is November 1.

Candy: Who are the committee members?

Edson: Committee members Edson, Nick Calabro, Clay, and Jim Hoch

Terry: Is this the same committee that will generate the 2021 Budget?

Jon: Bylaws it is the function of the Audit Committee to do the next year budget.

Audit ensures record keeping is going well.

Board should have the budget done by now, for review and vote in November.

Not sure that the members should vote on the budget.

Need an independent review and budget creation. Avoid pet project additions by Board

Clay: We are auditing 2018 and 2019. The committee is independent.

Maintenance Committee

JK: Carlos and Terry have been doing some tree work

Carlos: Doing work fast with Terry. Put chips into the entrances, with Grant helping Liliana. Have gotten permission to connect the hose for each entrance

Have made contact with Esposito to clarify their tasks in entrances and other areas like the bridge and dead end. Will clear the Stop sign by St. Louis Rd. entrance

Doing a monthly drive through so drains are clear. Trimming tree limbs to provide correct height

Cut the dead tree by the tennis court. Thanks to Grant for letting the logs in 3 piles be in his property until the city picks these up.

Carlos: Do we want to check the connections for Christmas lights this year?

I propose using the unspent maintenance budget to get quality lights

Candy: Willing to donate lights. Recreation committee is not as active

Will send info on the committee members

Liliana proposed buying foldable light balls, 2 sets of red, white and blue from Esposito

Jon: Edson, check the electrical bill for December for proper budgeting.

The lights are connected to the light sensor

Edson: The electrical bill has been \$470 monthly

Carlos: Will buy extension cords, lights, and timers. Treasurer, please let me know the remaining budget.

JK: Try to buy LED. Check commercial vs. household lights. Bring the neighborhood back to what it used to be. The community really enjoyed it.

Jon: Need to get the members involved in expenditure decisions

Grant: The Board can make decisions on items under \$500

Architectural Control Committee

Grant: No major issues that the Board needs to be aware of at this time.

JK: Neighbor has put up a cloth fence extension strung from the trees.

Grant: So, it is not a structure, just an eye-sore. Will go take a look.

C&R Revision

JK: Will talk to Liliana to help out with these. There were no objections

Have picked up the files and printers from Liliana, after she resigned as a Secretary

Nomination Committee

Candy: Carlos provided a wonderful bio and interest to join the Board. But did not want to be an officer. There are only 5 Board members. I don't want to be a Registered Agent, but will do it if we don't get volunteers. Owners are interested in letting others take care of Board. We may need to get a Management Company if we can't get more Board members.

Terry: I've contacted 12 individuals to try to get Board candidates. Most say they don't have time. I ask the Jon publish another letter that explains what and why we need volunteers.

Jon: The letter just said that \$475 fees are not enough to take care of everything we want to do. We need volunteers to help out. A management company will cost a lot more money.

Edson: There is a lot to be said to have people on the Board that want to be on the board.

Carlos: It would be helpful to know how much a management co. will cost. A management company is not only more expensive, but more painful, since they enforce the C&Rs without a "love thy neighbor" relationship.

Jon: We still need a Board, and require the members to vote for turning over the control to an independent management company.

Edson: It is hard to hire folks that care as much as we do.

JK: Let's go talk to others to recruit Board members. We need a broad spectrum of people. Stop and talk to people.

Jon: 4 Returning Board Members, 3 Vacancies, need 5-6 volunteers on the ballot.

We have a week to complete the ballot before the November meeting. If we can't find volunteers, then we reduce the number of Board members to 5. Need to publish the votes 14 days prior the next meeting. If Grant stays, we need 4-5 volunteers on the ballot.

Grant: It's not that I don't want to do it, but I've got 3 kids and lots of thing pulling. I want to provide enough time to avoid doing a disservice.

Deborah: You need a Parliamentarian. I can water Carlos' plants.

Edson: Any challenge should be made a volunteer.

JK: Will send a plea for volunteers. We will meet in 2 weeks in a special meeting to finalize the ballots – Oct 27, 7 p.m. So, we can get more volunteer candidates to run for the Board. Try to get C&R feedback summarized by November from Ileana to present to members. Try to get a vote for all Article changes done at once in 2021.

Jon: Set the date for the member's meeting in November when we send the ballot. See Article 7, Section 2. Majority of people who vote elect Board vacancies. Look at the By Laws to avoid hijacking the Board.

Carlos: Need to modify the C&R Article 7, Section 2 to allow appointments, if only one member volunteers.

Candy: 5 Board members in attendance today plus Clay. He and Ileana resigned. 5 Homeowners are in attendance.

Deborah: Fiduciary responsibility: Attorney fees could be saved thousands of dollars if we go to small claims court. Hire board certified attorney. Send mortgage companies the info to collect the HOA dues, as an escrow. It is public record who is the mortgage company. They have a vested interest to pay the HOA dues. Work with the homeowner to set this up.

Edson: I'm taking notes.

JK: We keep the attorney on retainer.

Jon: The attorney is paid on collections, not as a continuing cost.

Candy: Deborah is just trying to give tips to save money.

Carlos: So, who is going to look into this?

Joh: May years ago, the HOA dues was something not authorized for escrow, but they will get involved if there is a lien or risk for the lien. Any good ideas are welcomed.

JK: Please write these suggestions in an email, since I'm double dipping in tasks.

Deborah: No problem.

Deborah: Are there minutes of the July meeting?

JK: Not sure if Liliana published it. I'm doing President and Secretary task at the moment.

Jon: Working meeting of the board, not voting on any business, will be just working on ballot, on Oct 27.

JK: It's going on 9 p.m. Will use the 14 days to get Board volunteer candidates so we can keep 7 Directors. If not, we will have to vote at a later meeting to change to 5 Board of Directors.

Minutes drafted by Carlos Amado