

Huntington Estates Homeowners Association

BOARD WORKING GROUP MEETING MINUTES

Tuesday, 5/11/21, 7:00 p.m.

[Zoom](#) Meeting ID: 699 190 1154; Passcode: 363355

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Objective: Follow-up on March Working and April's Quarterly meeting, first, then brief new items.

AGENDA:

1. Welcome - led by John K started meeting – called to order at 7:00 p.m.

Attendance: John Kellerman, Clay Whittaker, Edson Maners, Carlos Amado, Terry Maier, and Lois Davis.

2. Treasurer follow-ups.

To Do: Edson - Conduct 2020 Financial Audit. Reach out to Nick. Use homeowner resources. Target Nick Calabro, Fin. Audit Committee. Target Date: May 30.

To Do: Edson - Publish list all outstanding dues for 2019 – 2021. Ms. Newton has not paid 2021
- May 11, 11 outstanding for 2021. 2 letters from lawyers sent, then they work on Lien.

To Do: Edson - Determine reimbursement to Candy for 2019 Kinko's approx. \$287 expense to make Revitalization packages for members. Board agreed to reimburse. Edson to do.

To Do: Edson - Confirm with the bank that Carlos' Christmas decorations \$378.81 reimbursement check has not been cashed. This check will be cancelled at a \$5 cost. Used 2nd check to reimburse

Edson - Announcement: The Alberti Stoppel / Closing has gone through.

Terry - Road fund status? Clay - \$271,000 + \$20K from 2021 after 5 checks are reconciled.

3. C&R feedback generation plan - led by Carlos

To Do: Carlos - Publish C&R Revision document - Complete. John requested a new version. Carlos will send tomorrow. John will send newest revision of the C&R and ask for a target date response.

4. Management Company quotes plan - led by John K

To Do: JK – Obtain 3 quotes for presentation at April Quarterly Members Meeting.

Two are in progress but slow in response.

JK will have a summary ready for July Quarterly Meeting - for the Board to vote to proceed or not.

Will provide data on when quote was requested, what was the response, if no quote amounts available.

5. Paving project plan - led by Clay

To Do: Clay - update on 3 Engr. firm's proposals. 2 companies provided responses and one is still to provide their approach. Seal-coat of some areas and pave others were ideas discussed. 10-15% Engr cost. Proposal write-ups end of by end of May – requested informally.

No follow-up on the City engineer offer to recommend road work at this time.

Clay – City water line updates need to be communicated faster to him, as the road project lead

Terry - City has Full budget now available. Will keep Clay in the loop with any future info.

To Do: JK - To get County roads POC before the end of April.

Update: Will not do this since the 3 Engr Co. work seems sufficient.

6. Creation of Survey for Natural Gas lines in the community - led by Clay

To Do: Clay - Send a second reminder to remaining Members. No report - Clay had left the meeting.

7. Other items not in the original Agenda

To Do: Carlos – Revise Welcome Letter (P.O. Address), Tennis Court Rules (keys source)

Needed guidance whether to continue to require plaques when using tennis court. Board did not want. to continue requiring this. Carlos to update the Court Rules and Welcome letter accordingly.

8. New Business.:

Carlos - Plan to Mulch & blow community roads leaves rather than rent a vacuum truck.

Carlos - Ms. Newton's 2004 - 2009 Financial Records request letter drafted. JK – OK to send.

Lois/Carlos - End of month Plant Exchange Plans brief. Signs should be complete this week.

Lois – Candy sent note of not wanting to participate due to errors made last year invasive plants and plants not identified nor provided care instructions.

JK – Neighborhood watch re-establishment

Carlos put in Newsletter to see if there is interest on this.

JK - City requires 30 min. presentation. Not a good idea to do during Quarterly Board meeting.

Terry - Attorney Change Discussion. Jeremy is not an attorney for HOAs.

Jennifer Weingarten took folks to mediation and was not popular but she was an expert.

She attended our meetings regularly, and was quick in answering questions from the Board.

Edson – From his case, she did not seem well regarded by other attorneys

JK – We hired a law firm, not just one attorney. Edson and JK agreed this is probably better.

Grant - Solar brief – Grant not in attendance, not discussed.

Next Board Meeting.: Tuesday June 8, 2021, 7 p.m. via zoom

Meeting latest ended 8:35 p.m.