

Huntington Estates Homeowners Association

BOARD WORKING GROUP MINUTES

Tuesday, 6/8/21, 7:05 p.m.

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

One tap mobile +13017158592, 6991901154# *363355# US (Washington DC)

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

AGENDA:

1. Welcome - led by John K started meeting – call to order at 7:05 p.m.
Going on vacation June 29 – July 14-ish, will try to join quarterly by phone
Attendance: John Kellerman, Clay Whittaker, Carlos Amado, Terry Maier, and Lois Davis.
Absent: Edson Maners – Graduation conflict. Grant Kimball.

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. No movement.

Cindy has been working on Road Fund automatic tracker integrated into QuickBooks.

To Do: Update status of Road Fund – \$297,668.88. Modified cash to be no fee.

Done: Edson - Publish list all outstanding dues for 2019 – 2021. Complete

To Do: Status of letters from lawyers regarding 10 homeowners with unpaid 2021 dues

To Do: Edson - Reimbursement to Candy for 2019 Kinko's approx. \$287 expense to make revitalization packages for members. Board agreed to reimburse in May meeting.

To Do: Alberti sold house. Paid owed fees in full. Carlos needs contact info from Edson.

To Do: Update QuickBooks removing Alberti and replacing with the new homeowner.

To Do: Edson should copy the board on his activities to keep everyone informed.

Terry: Jon Holtom is moving to US West coast around July 1.

To Do: Re: the Moore lien. Have we filed? Updated annually or every 7 years?

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

Done: Carlos – Send to John a latest version of C&R immediately after the May meeting.

To Do John sent newest revision of the C&R and asked for a target date response. No response.

To Do Board to read the C&R versions sent to them by Carlos a month ago, and attached here.

(Same as sent to John except **changed the file name to end with the "11 May 2021" date.**

Will try to get response for July 1.

1. In the first page, I added a **Legend** to explain color highlights and other things. Also added an **Index** of Articles.
2. The second page contains the instructions and **voting ballot** for each article.
3. Added the 1984 **amendments** to Articles 2, 27 and 33 (thanks to Terry noticing this missing)
4. Added reference to the ACC detached property improvement **guidelines** in Article 6, section 2
5. We reworded Article 17 - to better describe the intent of **parking** changes and restrictions. I think this will help a lot.

6. Added the Exhibit A – Huntington Estates **map**

4. Management Company quotes plan - led by John K

To Do: JK to publish a summary ready for July Quarterly Meeting.
Carlos to get draft. - for Board vote to proceed or not.

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 expected. Proposal write-ups end of by end of May – requested informally.

Resolutions regarding this project:

May: Agreed not follow-up on the City engineer offer to recommend road work at this time.

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

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

May: Agreed not to follow-up on County roads POC since 3 Engr Co. effort seems sufficient.

June: GPI needs more time and Chipola need week.

June: Richard Cassidy, financial consultant, has the strategy for funding. From \$188K to 298K.

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

To Do: Sent a second reminder to remaining Members. Will start contacting one-on-one.
Resale value is increased. \$2,600-3,400 to replace a water heater. \$675 refund by city.

MetroNet: Tearing up road in Carrington Pl. JK sent during meeting Cherri A. documents signed.

Clay mentions it does not mention Dorset Way. Another phase?

To Do: Clay to contact supervisor to review repairs to road and grass area.

7. Other items not in the original Agenda

Done: Carlos – Revise Welcome Letter (P.O. Address), Tennis Court Rules (keys source)
No longer require plaques when using tennis court.

8. New Business.:

Done: Carlos - Mulched community road leaves rather than rent a vacuum truck.

Done: Carlos – Sent Ms. Newton's 2004 - 2009 Financial Records request.

Lois/Carlos - End of month Plant Exchange Plans brief. Signs stored by Carlos for future years.

Liliana helped distribute the plants, wrapped the trees with decoration.

To Do: Carlos put in Summer Newsletter to see if there is interest on a Neighborhood Watch program
JK - County requires 30 min. presentation. Not a good idea to do during a Quarterly meeting.

To Do: Carlos to share the HEHA members contacts Excel upon getting info on Alberti's new homeowner. Also send Clay and Edson the Excel itemizing Maintenance expenses by budget line.

To Do: Grant - Solar brief – Grant not in attendance, not discussed in June.

Next Quarterly Board Meeting.: Tuesday July 13, 2021, 7 p.m. via zoom

Meeting End Target: 8:16 p.m.