

Huntington Estates Homeowners Association

QUARTERLY MEETING AGENDA

1. **October 12, 2021** – Call to Order 7:00 p.m.

Attendance Review and President's Report – John Kellerman

Thanks to all working on getting C&R votes. Hold questions – 3 min. - until the end

Attendance: Board of Directors (BoD): John Kellerman, Clay Whittaker, Carlos Amado, Terry Maier, Lois Davis. Absent: Edson Manners, Grant Kimball.

Members: Candy Strand, Barry Kelly, Deborah Newton, Jim Hoch, Phyllis Pearce, Barbara Hudson

2. **Approval of Minutes** and Secretary's Report - Carlos Amado.

- April 13, 2021 Minutes from Zoom Recording (attached) were approved by BoD

- July 13, 2021 Minutes from Zoom Recording (attached) were approved by BoD

- Welcomed James and Stephanie Glenn new neighbors at 3533 Carrington Dr.

NOTE: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will be left for Quarterly meetings, when there is more Member participation. Anyone who would like to join these working meetings should contact the HEHASecretary@gmail.com to get the Zoom password when it is available. Working Group minutes are posted in the HEHA website, and progress reported in the Quarterly meetings during the officer, committee, or Open Business section of the agenda.

3. **Other Reports**

a. Treasurer - VP Clay Whittaker - Acting Treasurer

- 2021 Budget Update – posted on website. All on budget except office supplies for C&R vote copies. \$1,100+ quotes for color copies let to decision to buy \$225 color printer and \$225 ink supplies. Budget was \$300 Used paper supply on-hand.

Stamps cost \$2 per package mailed. Stamp budget is \$\$350, enough for needs.

- Unpaid Annual Dues two 2021 unpaid, and one foreclosure that will recover at least one year

- 2020 Audit status working with Nick and Jim has been Completed
Nick summarizing the results to be done in the November meeting.

- Road Fund integrated in the Balance Sheet will be posted in the website.

We have met our goal of \$300K – currently at \$302,613.

We anticipate adding to this fund from late dues collections.

c. Architectural Control Committee - VP Clay Whittaker – Chair

One request for tree removal for Jim approved. Another one from Barry in progress.

d. Maintenance Committee - Carlos Amado – Chair

- Halloween banners are now displayed at both entrances, in lighted frames

Expect to display Thanksgiving banners for the month of Nov., if no objections.

- Tennis Court crack repair planned to be completed before Oct. 30.

- Terry: County Rep. confirmed that they will cut the Fred George triangle
And the ditch in front of the St. Louis Church entrance.

e. Nominations Committee - Terry Maier – Chair

- Ending Board Officer Terms: J. Kellerman, E. Manners, T. Maier, C. Whittaker
Mr. Kellerman, Maier, and Whittaker volunteered to run again.

Need to replace Edson Manners and Grant Kimball. Casey Willey, Sam Samford, and Sarah Kinel have also volunteered to run. Two more may volunteer.

It's been difficult to recruit volunteers. Carlos and Terry to mail ballots.

- f. Recreation Committee - Lois Davis – Chair
Pot Luck email to be sent by Lois and Carlos after brainstorming meeting tomorrow.
JK: Maybe we can grill or do something outdoors.

4. Open Issue Updates

- a. C&R Update Committee Status - Carlos Amado
Members: Jim Hoch, Sarah Kinel, Tabitha Ellis, John Kellerman, Terry Maier, Barry Kelly and Carlos Amado. Add'l vote Block Captains: Barbara Cook and Jennifer Britt. Jim and Barry are witness of the vote count. Terry is checking my entries into the Excel.
- b. Have 64 votes on-hand. 15 have been promised and 6 others will be reminded. Need 60 "Yes" votes to pass any article (2/3 of 89 owners). 20 Articles have passed No Article has unanimously passed. Inputs have been gathered from the last 2 years. Fewest Yes votes is for Article 28 – Animals with 6 chickens allowed as a proposal. Have 90 days from start for votes to count, but trying to get in 45 days, by 10/30/21.
- b. Road paving project - Tabled until January 2022 - Clay Whittaker
Timing the water lines replacement with the road paving, incl. 20+ fire hydrants. We have 3 Engineering proposals for their approach to conduct the project. Most complete quote was \$400K. We'll continue to invest on the road fund. Terry: Co. water should start 2020, expecting to end by July 2020 if no material delays.

5. New Business

- a. Requested topics: Approve Pickle Ball to be played in the Tennis Court.
Requires updating the signs. Vote passed unanimously by all Board Members.
- b. JK: Kids sometimes make noise, which is natural. This is a family neighborhood. Remind neighbors to treat them nice. A neighbor was making rude signs to kids.
- c. Terry: Does the HOA get Estoppel moneys?
Clay: Yes, most of the time we get the \$250 money and put it on the road fund. We use \$20 for welcome gift cards for new owners.
For the foreclosure, the attorneys sent and got paid the Estoppel fee for delinquencies.
Terry: Treat the bank as a homeowner.
Clay: Will call person asking for Estoppel and send a C&R revision via e-mail
Terry: Mention the fence and lawn maintenance violations. JK: I can send the e-mail
- d. Terry: Want to confirm that John Kellerman is now the ACC Chairman.
John: Yes, I am because Clay is Acting Treasurer.
- e. Deborah: Carlos can you list the 20 Articles that have passed.
Carlos: I will send you a list of the Articles, so you can see
- f. Deborah: We are not supposed to spend \$75 money in feed until the road project is complete?
John: Special Assessment was voted to add to the Road Fund to get it funded quicker.
- g. Deborah: Is there a de-annexation clause?
John: No there is no de-annexation clause.

Meeting Ended 7:50 p.m.