

HUNTINGTON HOMEOWNERS ASSOCIATION
BOD MEETING MINUTES
Tuesday, July 28, 2020
Zoom Meeting
Minutes

Call to Order, Quorum verification

The meeting was called to order at 6:11PM. Board members present were Sue, Nancy, Frank, Rebecca and Deidre. Absent:
Quorum verified
Afroditi Rodriguez, LCAM of Sentry Management was also present and acted as recording secretary.

Proof of Notice

The meeting notice was mailed out in accordance with the documents.

Minutes

Motion Nancy to accept minutes with one correction, seconded by Frank. All in favor. Motion carried.

Presidents Report

Sue reported the sad loss of a board member, Fred Bohenek and requested a moment of silence.

Sue advised that most items in the President's report would be covered under unfinished business. She also advised that gate camera access codes reside with Sentry and the office of the board president and access/footage would be reviewed as needed.

Treasurer's Report

Jim was not in attendance. DeeDee provided an overview of the cash position of the association and confirmed that transfer had been made from operating to reserve account as requested. Also, the bad debt line item has been adjusted for account 000114. Frank asked if the irrigation system can be shut off for now due to rainy season to help keep irrigation/water costs down. DeeDee will ask Chad irrigation to make the adjustment.

ARC Update

Nancy discussed the challenges the committee has had with unauthorized improvements. Discussion was held about 1610 Hampton Ct. The paint color will be denied with a note that the color cannot be used again however they will not be asked to repaint. The roof application was approved.

Manager's Report

DeeDee provided an update on all pending matters. A managers notebook and property notebook were included in the board packet for the board to review.

Unfinished Business

Wall Repair Update – Stuart with Mott's Contracting attended the meeting and provided information and answered questions for the board. A motion was approved to accept the revised work order and credit of \$1,200 from the original pricing on the change order.

Additionally, at the Board's request, he will put together pricing for the boards consideration on the additional caps to help prevent further water damage.

Green Spring Wall Lights – Bids were provided for the boards consideration, Rebecca reported that Sol replaced the light bulbs that were out and only two fixtures need to be replaced. DeeDee will follow up with Sol and request Tardif replace the remaining fixtures. Motion was passed to allow Tardiff to complete the remaining changes provided it was within the President's expense approval limit.

Sidewalk Repair – Bids were provided for the boards consideration. The board requested a complaint be filed with code enforcement prior to proceeding with any action. DeeDee to file complaint.

Attorney Correspondence – a copy of the attorney letter was provided in the board packets. The City is involved and is pursuing through code enforcement – the board will wait until the code hearing prior to pursuing mediation efforts.

Davey Open Items – The board passed a motion to accept Arry's roofing replacing the damaged sod at the entrance. Motion by Sue seconded by Nancy to ask that the jasmine bed be repaired by Aug 11th or the

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association will perform work and bill back. Motion carried. DeeDee to follow up with Davey regarding weeds in pavers and flowers that were planted.

Welcome Letter packet – The board reviewed the documents and made a few changes. DeeDee will send final draft to board and send to closings dept to send out to new owners.

HOA Responsibility Document – DeeDee, Sue and Frank will continue to work on this – tabled until a later date.

New Business

Vacancy – The Board discussed the current vacancy on the board. They requested a note be added to the newsletter asking owners to contact Sentry if interested in serving on the board.

Property Visits – Discussion was held on whether property visits should be increased to weekly. The board agreed that once a month visits were sufficient and board members could accompany visits if they were interested.

Tree Removal – Follow up was taken with Homeowner as agreed last meeting. The board discussed the tree that was removed in error and agreed that it was a mistake and moving forward additional measures would be taken to ensure this doesn't happen in the future. No further discussion or action will be taken.

1611 Hampton Court- spoke on behalf of the commercial vehicle/trailer violations advising that they have taken steps to correct. She will look into additional planting options to screen the playhouse as well. The board was appreciative of her actions.

Follow up letter – DeeDee to reach out to 2419 Huntington Blvd. regarding their roof cleaning.

Date and place next Board meeting

Tuesday, Sept 22nd, 2020 at 6:00PM via Zoom for the Budget meeting.

Adjournment

Motion by Sue to adjourn the meeting and seconded by Rebecca. The **motion** carried unanimously. The meeting adjourned at 7:52pm.

Respectfully submitted,
Afroditi Rodriguez, LCAM