

**HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
Thursday, January 13, 2011
Jack Eyler's House**

Start: 7:37 pm

Attendees: Alyssa Crowder, Jack Eyler, Arienne Reilly, John Schaffer, Jess Schrum, Kathy Spitzer, Debbie Clay-Mendez (homeowner)

Not in attendance: Debbie Halla, Michael Tanner, Brendan O'Dowd

REPORTS:

Motion to approve minutes from October meeting, Annual meeting, and December meeting... passed

President's Report (Jack Eyler):

- The sidewalks need to be reviewed to see where repairs are needed
- Welcoming committee needs to be reestablished; need to decide on standard welcome (should include directory & ACC guidelines for renters). There were some homeowners who expressed interest in being involved. This is possibly something that Debbie Halla can look into this year. Jack offered to create an additional webpage to list neighborhood helpers (babysitters, dog-sitting, snow shoveling, etc.).
- There was a suggestion include in the amended by-laws a requirement for owners who rent to pass along bylaws and HOA information to their tenants.
- Jack will continue to forward the crime reports from the police district and county activities (such as recycling) to the neighborhood distribution list. Neighborhood watch signs have been torn down by vandals and Jack will be putting them back up. Jack will also send a short email regularly explaining the neighborhood watch and giving the non-emergency number again.
- Verizon FiOS should be installed in the Spring to the neighborhood sections that were not completed in the first go round.
- Still working with the cemetery on the two outstanding issues.
- Board of Directors' documents are out-of-date and there are state and county laws that have changed that need to be addressed. The covenants cannot be changed but the by-laws can be changed. There needs to be a 75% approval to change and will be a long process but it needs to be addressed. We also need a continuity book for the HOA to ensure that operations are maintained across the years.
- Jack has started maintaining files within Google Docs and will continue to update and fill in these files with on-going and past activities and business. For the ACC records, the files will be maintained by house number so that items can be easily identified and accessed.

President's Report motion to approve...passed

Treasurer Report (Kathy Spitzer):

- One check was written for \$45 for the newsletter.
- Bills for dues will go out by the end of the month.

Motion to approve Treasurer's report... passed

ACC Report (Arienne Riley):

- Annual neighborhood walkthrough occurred first week of January.
 - Most violations were due to trash and recycle bins being in full view. Arienne is drafting a letter to homeowners who were found in violation.
- ACC guidelines were tweaked in 2007; they need to be fully revised but cannot be comprehensively updated until the bylaws are updated;
- Arienne still looking to find a designer to recommend alternate styles of garage doors as options for homeowners that want to update but not full facelift
- No ACC requests have come in; there is one on-going request that is waiting for exact colors and some materials

Motion to approve ACC report... passed

Land Use Report (John Schaffer):

Land Use meeting there are four cases voted on and all were passed by the committee: Costco at Old Mt Vernon theater site; the hotel (Homewood Suites) proposed in Springfield at Amherst Bridge across from Marriott; Victory Park (Beulah & 7900) being sold to developer for office park. These will now go to public hearing.

Special Study for Penn Daw: next meeting will be held on the 25th.

Land Use Report motion to approve....passed

CAC Report (Jack Eyler):

- Held walkthrough today with the tree maintenance company
- There are a several trees that need to be removed; the invasive vines are becoming a problem and Jack is going to ask the committee to look into what can be done with them
- There is a meeting being held by GWWCA on the 15th to talk about land and soil conservation that will be attended by members of the CAC or Board
- There is a fence that may be on our property in the King's Landing; there has also been some dumping of materials in the King's Landing easement

CAC Report motion to approve... passed

NEW BUSINESS:

None

The next meeting will be held on Thursday, February 10th at John Schaeffer's.

Adjourned at 8:34pm

Prepared by Alyssa Crowder