

HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
Thursday, May 31st 2012
6231 Gentle Lane

Start: 8:02 pm

Attendees: Agnes D'Alessandro, Debbie Halla, Doreen McKnight, Arienne Reilly, John Schaefer, Jess Schrum, Kathy Spitzer, Michael Tanner (via speakerphone), Kerry McCabe (Non-Board HOA Member)

Minutes of February 14, 2012 meeting approved unanimously

REPORTS:

President's Report (Jess Schrum):

- Reviewed suggestions to fill Jack Eyer's vacancy on the board. Current board members are to contact suggested homeowners to assess their willingness to serve on the board.
- Discussed options to update website including purchasing a Mac compatible version of Dreamweaver for \$300 or a web based software options. Arienne Reilly will solicit advice and report back,

Motion to obligate up to \$300 to purchase website software ... passed unanimously

Motion to approve the President's report ... passed unanimously

Treasurer Report (Kathy Spitzer):

- Reviewed Balance Sheet and Profit and Loss statement through April 30, 2012
- Discussed transition of software and financial information from Eylers to Spitzer and how to resolve the issue with information not uploaded to the new version of QuickBooks Online.
- Discussed obtaining a Visa Debit card on HOA account to pay for online purchases such as the software to maintain website and financial information.

Motion to maintain financial information and treasury report capability as it is currently until the end of the fiscal year when we can move it to QuickBooks Online ... passed unanimously

Motion to request a separate HOA checking account with B&H with a maximum of \$500 in the account in order to issue a debit card with a \$200 transaction limit to use for online purchases ... passed unanimously

Motion to approve Treasurer's report... passed unanimously

Common Area Liaison (Michael Tanner)

- The dead trees have all been cut down and the common area should be good until next year's inspection.
- Discussed posting "No Trespassing" signs and why it is not advised by the HOA's attorneys.

Motion to approve Common Area Liaison report ... passed unanimously

ACC Report (Arienne Reilly):

- Discussed the need to perform the annual neighborhood compliance walkthrough and issue Notices of Violations as necessary. It was decided to take a dated digital front photo of every home from the street to add to our files. This will assist in reviewing future ACC modification requests.
- Discussed issue of allowing exterior functional garage door hardware for homes that do not have a garage door opener.

Motion to approve allowance for functional bottom center handle of maximum size as original 6-1/2" x 1" painted the same color as the garage door ... passed unanimously

- Discussed request by two homeowners to allow inclusion among "approved windowed garage doors" the original 4-by-4 paneled door with which all homes were originally built but with windows in place of the uppermost row of four wooden panels.

Motion to DISAPPROVE for the near future the addition of any more windowed garage door styles beyond the three styles approved at the February 14, 2012 Board meeting ... passed unanimously

- Presented the first draft of Rees Broome's proposed changes to ACC Guidelines. Assignments will be made to review sections as a team and to present to board.
- In the next newsletter to homeowners, we will have a reminder to homeowners to verify if permits are required for work in the home.

Motion to approve ACC report ... passed unanimously

Land Use Report (John Schaefer):

- Two Land Use Meetings since last board meeting. At the first, the amendment to Penn Daw was approved by a vote of 18-6-1. At the second meeting, Insight was the first developer to present a plan including a first draft of proffers to attempt to meet the needs of the community.
- The next Land Use meeting will be the next vote on Penn Daw and it will likely be approved.

Motion to approve Land Use report... passed unanimously

NEW BUSINESS

No new business.

Adjourned at 10:45 pm.

Prepared by Doreen McKnight