

**HUNTINGTON FOREST HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
**Tuesday, September 13<sup>th</sup> 2011**  
**Jack Eyler's House**

Start: 7:45 pm

Attendees: Alyssa Crowder, Jack Eyler, Arienne Reilly, Jess Schrum, Kathy Spitzer, Agnes D'Alessandro, Michael Tanner

**REPORTS:**

**Motion to approve minutes from August meeting... passed**

**President's Report (Jack Eyler):**

- Walk-through to take pictures of houses for ACC records, check sidewalks for cracking, and conduct ACC walk-through (open)
  - Jess will discuss sidewalk cracking with county once it has been documented (open)
- Welcoming committee – Linda Moser and Beth Britt have offered to assist (open)
- Verizon FiOS – 6 homeowners who have not signed off on packages; still need to contact Verizon to see what their plan is; Kathy will contact the homeowners (open)
- Board of Director's documents – Reese and Broom has sent a template that could be used; Jess will review the template; we may also need a mission statement that states the purpose of Board and what we're trying to accomplish; will work on after Labor Day (open)
- Jack has put up the neighborhood watch signs (closed)
- Newsletter still slated to go out in September; Arienne will put together an article regarding ACC news/issues (open)
- New 64 gallon recycle bins -- there have been quite a few outside garages; this will be noted during the walkthrough conducted by Jack. (open)
- Michael Tanner will conduct a walk-through of the common areas to identify trees that need to come down and talk to the tree company about cost. (open)
- Kathy and Jess have volunteered for the nominating committee. This committee will work with nominees to get ballot out. Jack will send an email this week to let the neighborhood know to contact Kathy if they would like to be considered for the board.
- Block Party scheduled for this weekend Sept 17<sup>th</sup> with the make-up date the 24<sup>th</sup>.

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

**Treasurer Report (Kathy Spitzer):**

- 3 homeowners left to collect dues from
- No outstanding bills
- Total Assets \$25,311.34

Motion to approve Treasurers's report... passed

**ACC Report (Arienne Riley):**

- Request from one homeowner for approval for an upper/lower deck and garden shed but Arienne needs to clarify request.
- One house in the neighborhood needs work; it has paint chipping and the railing needs to be painted – Arienne is going to contact them.
- One other house installed a new door in a different color from the old one so Arienne will contact them to see if they plan on painting it.
- On-going issue with the garage/room at the recently sold house. A letter was mailed on August 27<sup>th</sup>. It was received on September 8<sup>th</sup>. The homeowner has reached out to Arienne stating that they are no longer planning on an addition but are planning on removing the interior walls in the garage. Arienne responded stating that we do need the ACC form in order to follow the ACC guidelines and asking the homeowner to please get in touch. We are waiting to hear back. Jack is planning on trying to get in touch with them and we are hoping to resolve this within the 30 day window.
- There is another home on Wooden Valley Ct. that has built out the garage into a finished basement. The board is going to notify the owners that there is a violation.
- The ACC also needs to look into creating a tracking list of violations within the neighborhood.

Motion to approve ACC report ... passed

**Land Use Report (Jack Eyler for John Schaffer):**

- Three items at last land use meeting:
  - Cellular towers on Comfort Inn on Van Dorn St.; since there is no land issue the committee voted to approve the antennas
  - Two road lots on Oakwood Rd. Trying to break from one lot to four. committee approved the application to be forwarded to Supervisor McKay

Motion to approve Land Use report... passed

**NEW BUSINESS:**

- There is a MRIS listing for a past sale in the neighborhood that is incorrect. The square footage listed is too high and it includes an incorrect bedroom/basement listing (can have one but not both). The board will contact realtors to try and get the listing changed in the MRIS.
- The board should look into creating a rule that there is a formalized inspection prior to the sale of a house in the neighborhood. The inspection would be conducted by a member of the board, preferably a member of the ACC and would include the outside and inside of the house to ensure that ACC guidelines and all restrictive covenants are followed.

- Annual meeting need to institute the stepped increase in dues this year as it is the third year since the special dues assessment (carried over from last month)

Next meeting will be at 7:30pm on October 4<sup>th</sup> at Jack's house.

Adjourned at 9:16 pm.

*Prepared by Alyssa Crowder*