

HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
February 10, 2014
6215 Gentle Lane
7:00 p.m.

Attendees:

Board Members: Steven Danz, Michael Tanner, Agnes D'Alessandro, Arienne Reilly, Donna Clay, Kerry McCabe

Non-Board Members: Diane and Steve Piper, Jesse Schrum, Michelle Schaefer, JJ McAfee, Grace and Rich O'Donnell, Kiki Ikosi

Convening Motion:

- Motion to approve minutes from January 14, 2014...passed

President's Report (Steven Danz)

- Goals for upcoming year
 - Website Updates
 - Neighborhood services
 - Advertisements – would this be worthwhile?
 - Better Communications – Newsletters
 - Other suggestions
 - Facebook page (limited to homeowners)
 - Contact Numbers (e.g., utilities, non-emergency police)
- Status of Covenant Votes
 - To date, 26 “yes” votes, 1 “no”
 - Suggest sending a neutral email to members explaining the purpose

President's report ...passed unanimously

Treasurer's Report (Steve Piper in absence of Laura Foster)

- Balance sheet as of February 10 – total assets = \$21,080.97
- Profit and loss sheet as of February 10 – net income = (\$1,456.36)
 - Income this year, to date, \$200 - disclosure packets, \$3,800 dues
- Discussion on how decisions are made on dues increases
 - First look at bottom line – goal is to maintain \$25,000 in reserves
 - Look at anticipated expenses

Treasurer's report passed unanimously

ARC (Arienne Reilly)

- Revised application form has been posted on the website.

- Deb Halla is helping to develop an inspection checklist. HOA must certify compliance when house is for sale
- There is one outstanding issue – a homeowner is in violation and the ARC is trying to resolve the matter. Rees-Broome has been contacted for assistance.
- Homeowners are encouraged to remind neighbors to obtain approval if you know they are planning renovations.

ARC Report passed unanimously

Other Issues

- John Schaefer is at land use meeting tonight. Will request update at next meeting.
- No common area issues.
- Welcome Committee – solicit names of homeowners who might be interested; Provide welcome packet to new homeowners.
- Next meeting is scheduled for March 10 at 7:00 p.m. Location TBD (will try to reserve Browne Academy)
 - Beginning of meeting will provide rationale for proposed change/vote
 - Convene routine board meeting

Action Items:

- Communication to neighborhood – talking points on proxy
- Checklist for presale inspection
- Post a blank proxy form on the website
- Contact Browne to determine availability for March 10

Meeting adjourned 8:30 pm