

Huntington Forest Homeowners Association

Board Meeting

November 10, 2014

Meeting called to order: 7:12pm. Meeting site: 6226 Gentle Lane.

Attendees:

Steve Danz	Donna Clay
Arienne Reilly	Kathy Spitzer
Kerry McCabe	Laura Foster Robinson
John Schaefer	Mike Tanner (call-in)

Homeowners attending Meeting:

Jess Schrum	Steve Piper	Matt Troianni
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President's Report: presented by Steve Danz:

Reminder of Annual Meeting on November 20, 2014.

Introduction of Matt Troianni as a new neighbor. His background is in HOA & Condo law.

Reminder that there are only 3 new Board positions. The remainder of Agnes' term will be an appointment by the Board. That will take place prior to the selection of new officers for the 2015 calendar year.

John Schaefer, as Vice Secretary, will tally the Proxy's as they arrive.

**Action:** Clarification of media provided by Cameron. **Kathy Spitzer**

Motion to accept: Mike Tanner; 2<sup>nd</sup> by Donna Clay. Report Approved.

Treasurer Report: presented by Laura Foster Robinson:

1 homeowner still unpaid for 2014 Annual Dues.

2015 Budget presented. This will be presented at the Annual Meeting for vote by homeowners.

Proposal for moving away from Quick Book Software to Excel for keeping the HOA Books. This will be done by a mail merge process to a Google drive.

Mike Tanner made motion to accept process; 2<sup>nd</sup> by John Schaefer

Directory to be updated by February 2015.

Documents state we need to send notice written notice of our new Annual Due's fee 30 days prior to sending out invoice.

**Action: Steve Danz to prepare letter**

Motion to accept Treasurers' Report: Kathy Spitzer; 2<sup>nd</sup> Donna Clay. Report approved.

Common Area Report: presented by Mike Tanner:

All well in the woods.

**Reminder:** the new Board will need to update the agreement with the Police to come onto our Common Area and enforce 'No Trespassing'. **June 2015 is time frame.**

Motion to accept Common Area Report: Donna Clay, 2<sup>nd</sup> Arienne Reilly. Report approved.

ARC Report: presented by Donna Clay:

5 ARC requests last month. All Approved. Requests varied: shed, retaining wall for erosion, new siding.

Violations: all out. 30 days to reply, 60 days to complete work or set up schedule. 40% of all homes had some type of violation: 11 responded & all repairs are done;

9 we've received responses and some stage of work has been completed with discussions on the remainder of work; 6 homes have not responded nor done any work on the violations noted to them. Will send out a reminder in 30 days & continue to work with and contact homeowners.

A Letter has been sent to the homeowners with the antenna/van issue.

Motion to accept ARC report: Kerry McCabe; 2<sup>nd</sup> John Schaefer. Report Approved.

Land Use Report: presented by John Schaefer:

No meeting since our last Board meeting. PennDaw update: the developer is going to tier the floors 5 – 4 – 3 back from the Kings Highway. The 1<sup>st</sup> building put up is complete. Work on Wegman's continues. It should be open in mid-2015.

Motion to accept Land Use Report: Kerry McCabe; 2<sup>nd</sup> Steve Danz

External Communications Report: presented by Kerry McCabe

Has contacted Mark Sickles to speak on the 20<sup>th</sup>. Will let us know when his office gets back w/Mark's schedule.

Will have the streets swept after Winter. Will try to get some notice to get out to neighborhood.

Motion to accept External Communications Report: Kathy Spitzer; 2<sup>nd</sup> John Schaefer

**ACTION: Steve Danz to send an e-mail to the community to request members for the Nominating Committee.**

Meeting Adjourned: 9:14pm