

**HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
FEBRUARY 17, 2009
Deborah Halla's Home**

Attendees: Jack Eyler Debbie Halla, Bill Jewel, Laura Miller, Brendan O'Dowd, Arienne Reilly, John Schaffer, Kathy Spitzer, and Natalie Webster

Debbie Mendez (Home Owner also in attendance)

Start: 7:35 pm

REPORTS:

Treasurer Report Jack Eyler: Insurance and Legal expenses the HOA has occurred in January and part of February total... \$6,109.60, this leaves the HOA checking account with \$2,910.47...we have a CD with approximately \$10,000. We are in a financial crisis.

Treasures Report motion to approve...passed

ACC Report Laura Miller: Two homes are in violation by not having their banisters painted and left in natural wood. A violation notice will go to those home owners. Hardscape work is being done at 6202 Gentle Lane that has not been approved. Arienne Reilly has been asked to follow-up with the home owners to submit a work request.

ACC Report motion to approve...passed

Land Use Report Kathy Spitzer:

Kathy reported that Browne Academy acquired an additional house on Telegraph Road that will be used for classroom space. This will not increase Browne's enrollment numbers. The Springfield Mall project was approved. Wegmans Grocery store has also been approved to be built at Beulah and Telegraph Road. Additionally, a park like area with ball fields, picnic areas etc...will be developed near Wegmans. Palone Chevrolet in Springfield will also be redeveloped—plans are still in the making.

Land Use Report motion to approve...passed

STRATEGIC PLANNING:

Increase in Annual Dues:

A new vote date for the increase in annuals dues is set for Monday, March 30th 7:30 pm at the John Marshall Library. Rees and Broome has created a proxy vote with explanation that will be sent to all home owners to vote again. We are in need of liquid funds to our HOA bank account, but we are unable to bill home owners for partial dues while there is a pending vote.

FLORENCE LANE:

The Florence Lane widening project is set to move forward.

NEW BUSINESS:

**** A motion was made that all new business be moved to the next meeting due to the current budget crisis unless it is an emergency** Motion approved**

Ms. Mendez requested a discussion regarding the common property. She would like to see a committee formed to discuss the use of the common property.

**** A motion was made that discussion of improvements to the common area and developing a committee for the common area would not be moved forward until the annual increase vote is settled. At that time, another meeting or questionnaire will be developed seeking home owners interest in forming a committee to review the common area** Motion approved**

Ms. Mendez stated that she would like the easements cleared for easy access into the common area. She reported that plastic with mulch made for a slippery entrance along with some rose bushes with thorns. Ms. Mendez was told that these matters would be looked into, but that she was not allowed to move, touch, or trim plant matter, or in any manner alter the perceived easement or common area. Ms. Mendez agreed to not alter the common area and stated that she would continue to use the property at her own risk.

The next meeting is set for Tuesday, March 10th at 7:30 pm at the home of Bill Jewell.

Adjourned at 8:33 pm