

HUNTINGTON STATION COURT (HSC) HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
HELD VIRTUALLY ON RING CENTRAL  
JANUARY 25, 2022

I. CALL TO ORDER 7:03pm

- Stephanie
- Arlene
- Woody
- Ye
- Andrea
- Bob

II. HOMEOWNER FORUM (5 min per owner)

Jake – greetings & questions

- Lighting
  - Tree restoration from snow/weather – would like to have replaced
- Ye
- Cigarette butts facing Huntington – Stephanie will send a letter

Woody response

- Lights are a challenge, working on sourcing LED
- Neighborhood policy to keep lights on by homeowners
- Trees are only an issue within the fence line & neighborhood boundaries
- 2 trees in the courtyard to be evaluated for replacement

III. ADMINISTRATIVE

Master Calendar

- Upcoming meetings
- Contracts expiring will need to be reviewed during end of year

Approval of Previous Minutes

- Woody move for adoption
- No objections

Votes Held Between Meetings

- No objection to ratification

Financial Review

- No questions or objections

Homeowner Communications

- No questions or objections

Community Manager Action List

- No questions or objections

IV. OLD BUSINESS

Replacement of Lamp Head

- Not bright enough, expensive
- Getting 2<sup>nd</sup> opinion from alternate contractor and then will compare options or explore homeowner-driven options

#### Reserve Study

- Page 11-47
- Motion to accept: Bob
- Second: Ye
- Comments: None
- Motion Adopted

#### V. NEW BUSINESS

##### State Farm Insurance

- Directors & Officers Insurance, Property Manager insurance – application would add \$600-800/year
- Woody confirms we have the required amount of coverage, no benefit to increasing coverage

##### Pruning back of Bamboo

- Has become problematic with snow making branches heavy and fall into Fenwick neighbors yard
- Request quote & recommendation from Blade Runners, Stephanie will request from Blade Runners

##### Annual ARC Inspections

- Will occur in May & June

##### 2022 Maintenance Projects

- Stephanie will request quotes

#### VI. EXECUTIVE SESSION

- N/A

#### VII. ADJOURNMENT

- 7:59pm

Next Regular Board Meeting: April 26, 2022 (Virtual TBD)