

Huntington Station Court Board meeting 4/11/2023

Call to order at 7:15pm.

Board Members Present: Harold Davis, Bob Allen and Liuyi Pei

Summit Management: Rhonda Murray, CMCA, AMS – Sr. Community Association Manager

Board Members Absent: Andrea Walch

No residents attended: Possibly because the written notice that went out to the tenants had the incorrect link. We don't have everyone's addresses, and owners and renters are different groups also.

Due out: Board needs to figure out how to reach the most people in the community.

No meeting minutes available from last meeting (October 2022). Didn't vote to approve minutes.

Since last meeting, the Board voted "yes" to two architectural requests for roof replacement.

Concrete fixing: Board confirmed to Summit that we approved the quote by Precision Safe Sidewalks, and that Precision would fix the issues at every level of severity, not just the most severe. Rhonda will reach out to Precision again to confirm they received the job assignment and find out when they will actually come out and do the job.

Fixing lights around complex: There are currently three options proposed by electrician, however since they were last proposed some of the issues seem to have been fixed, so now the three options are no longer applicable. Board voted to ask the electrician to redo the assessment for what needs to be done. Rhonda will schedule electrician, Summit, and one Board member (maybe 2) to walk the grounds and redo assessment and get new quotes.

Financials: YTD income is over budget by \$307.25 due to late fees and interest income, YTD expenses were under budget by \$2866.76 due to savings in several categories. Board replacement reserve is healthy. Board had some questions about what "file storage fee" and "Strongroom expense" are (Strongroom is the financial software used to generate the financials, and file storage is for all paper invoices, files, etc)

Removal of dead tree in ravine: Since it's in the ravine, it's part of the nature reserve and we're supposed to cut down dead trees but leave them there. Previously Board voted Option 2 to cut down and also remove the tree, now re-voted to be Option 1, to cut down and leave tree there.

Trees around the complex: Rhonda will schedule walk through with Blade Runner arborist to discuss with board member what needs to be done. (Woody)

Street sign twisted 90 deg: Bob and Yi will try to fix it ourselves, if not we'll try to get a handyman to do it.

Illegal dumping of trash bags: There's been several black trash bags of yard waste dumped outside the Huntington Ave fence, by the power pole. Homeowner adjacent to HSC complained that it was HSC's landscaper, however Blade Runner said they don't use trash bags. This has happened twice. The first time the home owner called the county to do a bulk pick up. This time Woody and Bob will get rid of

whatever is there now. Yi will ask homeowners she knows to keep an eye out for who might be dumping the bags there.

The 2023 Annual Report needs to be signed by someone on the Board. Woody will do it.

Website renewal: Board voted to renewed the website hosting for 3 years at \$503.64 total. Rhonda will ask the web host about who has access to change the content on the website.

New Business:

Black metal fence along Huntington Ave is peeling paint and showing red underneath. It apparently costs a lot in the past, and it was always painted along with all the other fencing in the complex. It may be worthwhile to consider replacing the fences if re-painting is so expensive, but Board is deferring this issue to the next meeting since there are already several projects that need Board attention in the next few months.

Approved \$150 budget for Spring pizza party