

MINUTES
HUNTINGTON STATION HOA
Board of Directors Meeting – October 8, 2024

7:00pm Call to Order & Approval of Agenda

7:12pm – Call to Order (Bob Allen, Vice President)

In attendance:

- Woody Davis, President
- Bob Allen, Vice President
- Brett Weber, Treasurer
- Andrea Walsh, Secretary
- Liuyi Pei, Member at Large
 - Rhonda Murray, Summit Management Association Manager

7:12 Approval of Previous Meeting Minutes – pg. N/A

- July 17, 2024 – (Annual & Regular – Pending)
 - Motion: Ye Pei
 - Seconded: Brett Weber
 - Approved 7:12pm

7:15 Resident's Open Forum

- Recommendation for the community to consider a Little Free Library in the community
 - Discussion of the benefits of Little Free Library and potential locations, pros and cons of registering in the Little Free Library network
 - Board to solicit commentary from community members via the Facebook group to assess general sentiment
 - Background: <https://littlefreelibrary.org/start/>

7:20 Committee Reports

7:25 Unfinished Business

- 2023 Draft Audit - pg. 2-8
- Board to review and provide feedback to Summit no later than October 10th

7:25 Presidents Report

- Vice President expressed appreciation to Yi Pei and family for organizing the community Pizza Party on September 23rd; board commented there was good community engagement

and better turnout than in 2023. Current renters are more interested in participating in board activities. A new owner expressed interest in serving on the Board.

7:30 Treasurer's Report – Financials – pg. 9-21

- 2025 Budget proposal to be provided by October 12th
- Discussion of fees for planned maintenance projects for 2025

7:35 Management Report – Enclosed – pg. 22-27

- Annual Calendar – pg. 28
- Correspondence – pg. 29-34

7:40 New Business

- Corporate Transparency Act (**Immediate Action Required**) – pg. 35-36
 - Discussion of process and systems for compliance with CTA effective 2025
 - Motion: Bob Allen, Seconded: Andrea Walsh; Approved 7:55pm
- Prioritization of Maintenance Projects
 - Engineering assessment to be provided
- Parking Enforcement
 - Summit to confirm required signage for Dominion Towing to enable towing enforcement and confirm authorized approvers; Summit to advise the board of notification process to Dominion Towing once completed
- 2024/2025 Audit & Tax Return Engagement Letter - pg. 37-58
 - Motion to approve: Andrea Walsh, Seconded: Bob Allen; Approved 8:18pm
 - Board review & commentary to be provided to Summit no later than October 12th
- 2025 Draft Budget (Provided Under Separate Cover)

8:15 Resident's Open Forum

- Extensions granted for Maintenance violations

8:15 Executive Session – (**Board Review Only**) - pg. 59

- Sensitive Correspondence – pg. 60-71
- Bank Statements, Assessments Prepay & Aging Reports - pg.72-81 • Collection Report & Legal Correspondence – pg.

8:22 Adjournment – Next scheduled meeting date: January 14, 2025