**HUNTWYCK VILLAGE HOMEOWNERS ASSOCIATION**

**MONTHLY BOARD MEETING AGENDA**

**5/15/2019**

**I.** **THE MEETING WAS CALLED TO ORDER AT 7:10 p.m.**

Present were: Dave Simko Gay Huff Charlene Popik Debbie Lang

Louann Huffman Mark Johnson Larry Mitchell

A Quorum was Present Not Present

**II. COMMENTS FROM MEMBERS IN GOOD STANDING**

The Board heard from homeowner for Lot # \_\_\_\_\_\_ related to:

# III. APPROVAL MEETING MINUTES

Approval of Minutes of the Board Meeting held on **4/17/2019**:

**ON MOTION DULY MADE BY DEBBIE LANG, SECONDED BY CHARLENE POPIK, IT**

**WAS RESOLVED THAT** the Second draft of the Minutes of the Board Meeting held on **4/17/2019** be approved.

Motion Carried \_\_5\_\_\_ For \_\_\_1\_\_ Against \_\_0\_\_\_ Abstention

# IV. TREASURER'S REPORT

A. **Cash on Hand as of 5/14/2019**:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  Checking: |  |  |  | **$ 29,672.91** |
|  Savings: |  |  |  | **$44,243.94** |
|  Office Petty Cash: |  |  |  | **$ 50.00** |
|  **Total**:    B. **April** **Profit and Loss** **4/30/2019**: |  |  |  | **$73,916.85** |
|  Total Income: | **$ 19,268.89** |  | YTD | **$ 61,135.63** |
|  Total Expense: | **$22,517.35** |  | YTD | **$ 46,551.27** |
|  **Net Income**:    C. **April** **Financial Statement** | **$3,248.46** |  | YTD | **$ 14,584.36** |
|  Total Cash: |  |  |  | **$ 74,648.02** |

* Total Assets: **$ 555,329.95**
* **Total Liabilities and Equity**: **$ 555,329.95**

D. **Bank Statement Reconciliatio**n of **4/30/2019**:

* Checking: **$ 30,823.78**
* Savings: **$ 44,243.94**
* **Total Cash**: **$ 75,067.72**

**ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY DEBBIE LANG , IT WAS**

**RESOLVED THAT** the Treasurer’s Report be accepted.

Motion Carried \_\_6\_\_\_ For \_\_0\_\_\_ Against \_\_0\_\_\_ Abstention

# V. DELINQUENT ASSESSMENTS

1. Total Delinquent Members, current and previous, as of **5/7/2019**:

**Accounts** \_\_236\_\_\_ **Total Owed: $301,298.99**

1. Less Presently Uncollectable:

**Accounts** \_\_38\_\_\_ T**otal Owed**: **$41,506.95**

NOTE: Not copying *Presently Uncollectable Report* until another change occurs.

1. Total Collectable Assessments:

**Accounts** \_\_198\_\_\_ **Total Owed: $259,792.04**

# VI. COLLECTION EFFORTS TO DATE

1. \_\_20\_\_\_Liens cancelled since **4/17/2019** in the amount of **$5,913.46**  Grand Total: \_\_56\_\_\_ liens cancelled since **1/1/2019** totaling **$15,423.73**

**NOTE:** Also cancelled one Judgement for $\_\_\_\_\_\_\_\_\_\_\_\_, that was finally paid off via lien cancellations

1. \_\_15\_\_\_ accounts are on a Payment Plan Agreement with balances totaling **$11,339.31**

NOTE: Any time a Homeowner defaults a Payment Plan Agreement, the next month they will receive their own lien.

NOTE: Next month there will be two more liens filed.

NOTE: Lot 625 owes $18.09 and will not be charged.

1. The Attorney continues the process of obtaining a Judgment, Judgment Debtor Rule, Garnishment or an Active Bench Warrant for \_\_2\_\_\_ accounts, owing **$6,156.43**. Dave adamantly disagrees that any work is being done.

**ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY MARK JOHNSON, IT WAS**

**RESOLVED TO** suspend, or to continue to suspend, the rights of any Member owing more than $50.00 from a prior year, to vote, OR to use any of the Facilities OR Amenities of the Association.

Motion Carried \_\_6\_\_\_ For \_\_0\_\_\_ Against \_\_0\_\_\_ Abstention

# VII. DEED RESTRICTIONS

1. Total Deed Restriction Letters sent as of **4/28/2019**:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1st Letters** | **2nd Letters** | **3rd & Final** | **Sent to the Attorney** | **Sent to Court** |
| **48** | **11** | **1** | **4** | **1** |

1. Fines Levied this year **$400.00**

1. Fines Paid from this year, or from a previous year **$762.03**

1. Fines still owed from this or a previous year **$5,905.67**

**ON MOTION DULY MADE BY \_\_\_\_\_\_\_\_\_\_\_\_, SECONDED BY \_\_\_\_\_\_\_\_\_\_\_\_, IT WAS**

**RESOLVED TO SEND (Lot #** \_\_\_**)** Long Term Deed Restriction Violators to the attorney for legal action. *i.e.*, a Demand Letter, the cost of which, to include postage, will be duly levied against the

Member’s account.

Motion Carried \_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ Abstention

**ON MOTION DULY MADE BY \_\_\_\_\_\_\_\_\_\_\_\_, SECONDED BY \_\_\_\_\_\_\_\_\_\_\_\_, IT WAS**

**RESOLVED TO SEND (Lot #** \_\_\_**)** Long Term Deed Restriction Violators to Court, the cost of which to include Court Fees, Attorney Fees, and/or any other related charges, will be duly levied against the Members’ accounts.

Motion Carried \_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ Abstention

**NOTE:** Court date for Lot #414 is 5/29/2019 at 9 a.m. in Covington at the 22nd JDC. If possible, all Board Members should attend.

**ON MOTION DULY MADE BY CHARLENE POPIK, SECONDED BY DAVE SIMKO, IT**

**WAS RESOLVED TO** continue to suspend the rights of any Member who has been sent a 2nd or subsequent Deed Restriction Letter and has failed to take corrective action within the time frame allotted, to vote or to access any of the facilities or amenities provided for by the Association. Motion Carried \_\_6\_\_\_ For \_\_0\_\_\_ Against \_\_0\_\_\_ Abstention

# VIII. OLD BUSINESS

1. Sheriff’s Patrol:

|  |  |  |
| --- | --- | --- |
| **04/18/19 to 05/14/19** | **STOPPED** | **CITED** |
| Traffic Stops: | **9** | **2** |
|  | **# of Calls** | **Reports** |
| Suspicious Persons/Vehicle: | **1** | **0** |
| 911 Calls: | **1** | **0** |
| Alarms: | **0** | **0** |
| Other Calls for Service/Flag Downs: | **0** | **0** |

1. Sheriff Sales - None scheduled through 06/19/19

1. DRO Court Date – Update – Attorney contacted Charlene she has an appointment to contact the D.A. with her personal information.

1. Quickbooks Sunsetting/Replacement - Tabled

1. Lawn Contract (Dave) – There was only one contractor who bid on the lawn contract. That bid was opened at the meeting. It is for $10,400.00. The Budget is for $9,600.00. This bid is $800.00 over the budget.

**ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY LARRY MITCHELL,**

**IT WAS RESOLVED THAT** the the lawn contract for $10,400.00 be accepted. Motion Carried \_\_6\_\_\_ For \_\_0\_\_\_ Against \_\_0\_\_\_ Abstention

1. Pool Badge Instructions (Louann) – Gay worked with Passage Point Software to get system up and on line. Our out of date information was purged. Photos currently in the system will not configure with the new program. New photos will be taken, and everyone must re-apply for new badges, and all information will be verified for accuracy. Larry, Gay and Louann have put the system in place and it is working. The Administrator will be able to work the system. There is a method in place to suspend badges as needed.

Dave – Amounts for guest passes will remain the same.

# IX. NEW BUSINESS

1. New Bankruptcy Filings/Discharges: None

1. New Bad Debt Write-offs/Recovery: None

**ON MOTION DULY MADE BY \_\_\_\_\_\_\_\_\_\_\_\_, SECONDED BY \_\_\_\_\_\_\_\_\_\_\_\_, IT WAS**

**RESOLVED TO** write off **\_\_\_** account to Bad Debt Write-offs for **$0.00** Motion Carried \_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ Abstention

1. New Global Credits: None - Not printing/copying report any longer

1. New Arbitration/Judgments requested/obtained: None

1. New Presently Uncollectable: None

**ON MOTION DULY MADE BY \_\_\_\_\_\_\_\_\_\_\_\_, SECONDED BY \_\_\_\_\_\_\_\_\_\_\_\_, IT WAS**

**RESOLVED TO** move **\_\_\_** additional account with balance totaling **$0.00** to the Presently Uncollectible account due to the status of the account.

Motion Carried \_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ Abstention

1. New JD Rule, and or Garnishment Initiation (Dave) – None

1. Board Member Mileage Reimbursement (Dave) – None.

1. Bereavement Time Off (Louann) – This item had not been addressed previously in our Employee Handbook. The Handbook will be revised in this regard. A definition will be presented at the next meeting and will have to be voted on.

1. Garage Sales (Dave) – Not more than one garage sale may be conducted in a three month period, totaling four per year. A full explanation is in on our website.

1. Giveaway item for new Homeowners (Louann) – Louann chose an item to be sent to new Homeowners. None of the items presented were approved.

1. When the baby pool cover was removed, it disintegrated from rot. Another will need to be purchased to replace it when the pool is closed at the end of the season.

1. Dave Simko presented his resignation as President.

1. Mark will tweak his Parks & Safety Report to downsize it a little.

1. A work order will be placed with the Sheriff’s Office to correct the speed limit sign in front of the pool to 15 m.p.h.

1. A pool supervisor, an assistant pool supervisor and four lifeguards have been hired for the summer. We are still hiring.

1. For safety reasons, the pool will be closed during inclement weather or lack of pool personnel available.

1. The pool will be closed during the week when school commences. Due to lack of staff.

# X. COMMITTEES

* **Architectural Control -** Continue to approve reports for solar panels, sheds, concrete work, Composite fences, *etc.*

* **Parks and Safety** – Inspected by Mark, a complete report was presented

* **Pool and Facilities** – Inspected

* **Lawn and Garden** – Louann – There was rubber mulch left over from last year which was used in the gardens. All gardens were cleaned and mulched. Perennials were planted at the entrance.

* **Welcome** – Mailing “Welcome” packets to New Homeowners

* **Huntwyck Herald** – March/April Combo issue posted to website. Information for pool badges, rules and general pool information was posted on the website. It has not been determined if May is a single or combo issue.

* **Recreation** – No Committee – No report.

* **Website Coordinator** – Not certain if the website has been updated.

* **Board Oversight** – No Committee – No Report

* **Deed Restriction** – See VII. A.

* **Budget** – 2019 Budget approved in November 2018, and posted to our Web Site

* **Nomination** – Appointed for 2018-2019

* **Neighborhood Watch** – No Committee – No Report

# XI. COMMENTS, CONCERNS, ETC., FROM MEMBERS IN GOOD STANDING

The board heard from \_\_\_\_\_ related to:

The board heard from \_\_\_\_\_ related to:

The board heard from \_\_\_\_\_ related to:

# XII. NEXT MEETING

The next Board of Directors Meeting is currently scheduled for **6/19/2019**, at **7:00 p.m.** at the Association Office.

# XII. ADJOURNMENT

There being no further business, **ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY LARRY MITCHELL,** the meeting was adjourned at **8:33** p.m.

Motion Carried \_\_6\_\_\_ For \_\_0\_\_\_ Against \_\_0\_\_\_ Abstention

|  |  |
| --- | --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Secretary - Debbie Lang | Date |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| President - Dave Simko | Date |