

**Huntwyck Village Homeowners Association**  
**MONTHLY BOARD MEETING MINUTES**  
**5/16/2018**

**I. The Meeting was Called to Order at 7:12 p.m.**

Present were:    Dave Simko        Gay Huff        Charlene Popik    Jeri Keating  
                   Jim Hebert        Debbie Lang

A Quorum was    Present        Not Present

**II. Comments from Members in Good Standing**

The Board heard from homeowner \_\_\_\_\_ related to \_\_\_\_\_.

**III. Approval Meeting Minutes**

A. Approval of Minutes of the Board Meeting held on **4/18/2018**:

**ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY GAY HUFF, IT WAS RESOLVED THAT** the Minutes of the Board Meeting held on **4/18/2018** be approved.  
Motion Carried 5 For 0 Against 0 Abstention

**IV. Treasurer's Report**

A. Cash on Hand as of **5/15/2018**:

• Checking		\$
<b>22,005.34</b>		
• Savings		\$
<b>44,224.15</b>		
• Office Petty Cash w/Receipts		\$
<b>50.00</b>		
• <b>Total</b>		<b>\$ 66,279.50</b>

B. **April Profit and Loss 4/30/2018**

• Total Income:	<b>\$ 14,929.21</b>	YTD	<b>\$ 55,637.58</b>
• Total Expense:	<b>\$ 21,890.67</b>	YTD	<b>\$ 41,708.53</b>
• Net Income:	<b>\$ -6,961.46</b>	YTD	<b>\$ 13,929.05</b>

C. **April Financial Statement**

• Total Cash:	<b>\$ 72,069.41</b>
• Total Assets:	<b>\$542,992.66</b>
• Total Liabilities and Equity:	<b>\$542,992.66</b>

D. **Bank Statement Reconciliation of 4/30/2018**

• Checking:	<b>\$ 28,759.23</b>
• Savings:	<b>\$ 44,224.15</b>
• Total Cash:	<b>\$ 72,983.38</b>

**ON MOTION DULY MADE BY GAY HUFF, SECONDED BY JIM HEBERT, IT WAS  
RESOLVED THAT** the Treasurer's Report be accepted.

Motion Carried 5 For 0 Against 0 Abstention

**V. Delinquent Assessments (Gay)**

A. Total Delinquent Members, current and previous, as of 5/14/2018:

Accounts 230 Total Owed: \$288,698.81

B. Less Presently Uncollectable:

Accounts 46 Total Owed: \$50,560.03

C. Total Collectable Assessments:

Accounts 184 Total Owed: \$238,138.78

NOTE: Not copying Presently Uncollectable report until changes occur.

**VI. Collection Efforts to Date (Gay)**

A. 2 Liens cancelled since 4/18/2018 in the amount of \$495.00.  
Grand Total: 24 liens cancelled since 1/1/2018 totaling \$10,212.77.

B. 8 accounts are on a Payment Plan Agreement with balances totaling \$8,819.48.

C. The Attorney continues the process of obtaining a Judgment, Judgment Debtor Rule, Garnishment or an Active Bench Warrant for 4 accounts, owing \$12,933.60. As of 4/18/2018 there are an additional 34 accounts remaining on HOLD at the Attorney's office, owing \$66,188.55 at the time they were sent to the Attorney.

**ON MOTION DULY MADE BY DEBBIE LANG, SECONDED BY JERI KEATING, 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 5 For 0 Against 0 Abstention

**VII. Deed Restrictions (Charlene)**

A. Total Deed Restriction Letters sent as of 5/15/2018 Fines Paid \$807.95

1 <sup>st</sup> Letters	2 <sup>nd</sup> Letters	3 <sup>rd</sup> & Final	Sent to the Attorney	Fines Levied
<u>63</u>	<u>21</u>	<u>9</u>	<u>2</u>	<u>\$975.00</u>

**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 will be duly levied against the Member's account.

Motion carried \_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ Abstention

**ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY DEBBIE LANG, IT WAS RESOLVED TO** continue to suspend the rights of any Member who has been sent a 2<sup>nd</sup> 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 5 For 0 Against 0 Abstention

**VIII. Old Business**

A. Sheriff's Patrol: **(Dave)**

<b>04-17-18 – 05-15-18</b>	<b>SPEEDING</b>	<b>STOP/YIELD</b>
Warning	<b>1</b>	<b>14</b>
Citations	<b>2</b>	<b>3</b>
<b>Other issue or violations:</b>		<b>2</b>

B. Troy Micelli, P.I. — **Dave- 8** Uncollectable accounts located. **\*\* On Hold. \*\***

C. New Garnishment Initiation: - **None**

D. Sheriff Sales - **Lot 151 on 06-06-18**

**Lot 162 on 06-20-18**

**Lot 080 on 07-18-18** – This property was purchased at a tax sale last year. To date, the company that bought the property has not responded/acknowledged the deed restrictions/fines sent to them.

**Lot 523 on 07-18-18**

**IX. New Business**

A. New Bankruptcy Filings/Discharges: **None**

B. New Bad Debt Write-offs/Recovery: **None**

C. New Global Credits: **None**

**Note- Not printing/copying report any longer.**

D. New Judgments requested/obtained: **None**

E. New Presently Uncollectable: **None**

**Note - Not Printing Report unless changes occur.**

**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

**F. Mileage Reimbursement - Dave – None**

**G. Pool Business - Dave –**

1) 2018 Pool Personnel to Date:

Supervisor, Collin Barrios

1<sup>st</sup> Assistant Supervisor, Brianna Robertson – 05/19/18 to 06/30/18

2<sup>nd</sup> Assistant Supervisor, Madison Prattini – 07/01/18 to 08/31/18

Life Guards – Dane Sison; Victoria Heine; Kaya Merry; and Bailey Danton

One additional life guard is needed.

- 2) The Pool Supervisor's mileage for picking up pool supplies will be approved.
- 3) Repairs to the baby pool have been completed. The pipes which feed the pool were crushed and had to be replaced.
- 4) On May 5<sup>th</sup> the pool covers were removed. Several seams in the cover for the large pool are rotten and gave out. This cannot be repaired. A new cover must be ordered prior to the pool closing in September. This was not a budgeted item.
- 5) The Check In Desk at the pool gate must be replaced. After the pool closes for the 2018 season, if anyone wants to design a new desk and submit pricing for same prior to the pool opening in 2019, please contact the office.
- 6) There are no buyers for the lane ropes the swim team used to use. Donation is being considered to a non-profit organization. Jeri will contact them.

**ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY DEBBIE LANG, IT WAS RESOLVED TO** donate the lane ropes to an organization who wants them.

Motion Carried 5 For 0 Against 0 Abstention

H. Insurance Policies - **Dave** – All insurance policies were renewed. The Workers' Comp policy limits were \$100,000 for Bodily Injury by Accident, Each Accident; \$500,000 for Bodily Injury by Disease Policy Limit; and \$100,000 for Bodily Injury by Disease Each Employee. All were increased to \$1 million and a savings of \$1,775 was realized.

I. 2017 Liens - Dave – 136 liens were filed in April at a cost of \$1,595.17, which equates to \$11.73 per lien filed. Ironically, the Board anticipated filing 136 liens in October of 2017 when the budget was put together for 2018, at a cost of \$9.04 per lien filed. The process will need to be review when preparing the 2019 budget.

**X. Committees**

- Architectural Control** – According to *Merriam-Webster*, an Easement is a “legal right to trespass.” “Utility companies often have easements on property so they can access utility lines, sewer pipes, cables and other physical components.”

- Easements are the property between the sidewalks and the street, and also exist on one or both sides of the houses, and along the rear lot lines. The homeowners maintain the easements, but are not allowed to plant trees or bushes on them, nor are they allowed to fill these areas in with concrete. A certain homeowner was told they could not pour concrete over a particular easement and they proceeded to fill in the easement anyway.
- Parks and Safety** – Inspected by Jim.
  - 1) Upon a recent inspection by Jim, a number of ruts were found in the park in the 300 block of Queen Anne. Also, an individual or individuals have dug up the ‘Jungle Jim’ in the park in the 300 block of Queen Anne. The purposes of these individuals is unclear. These individuals have now contributed to creating unsafe conditions in the park. Because of this destruction, the ‘Jungle Jim’ must now be relocated and cemented into place. At least one, maybe two loads of dirt must be brought in to fill all the deep ruts in the park and the holes created by these individuals. This will fill in the level the ground under the swings and other playground equipment. This destruction took place prior to the inspection by Jim and was not reported by the lawn contractor who was supervising the parks. The lawn contractor has been replaced. This was not a budgeted item.
  - 2) CLECO trimmed the trees on the corner of the office. They did a terrible job. They left two big limbs hanging over the building and over the pool complex. Dave is trying to obtain the cost to remove the trees entirely.
  - 3) There are ruts in the grass at the park with the swings. The chains are wrapped about the tops of the cross bars of the swing sets.
- Pool and Facilities** – The opening target date for the pool is Saturday, May 26, 2018. There has been a termite infestation in the Ladies Room and the office. Jim replaced the wood in the Ladies Room which was destroyed by the termites. Pro Pest Company was contacted to treat the entire pool complex, office, and rest rooms at a cost of \$584.00. This was not a budgeted item.
- Lawn and Garden** – Ernesto will plant on Memorial Day weekend or after.
- Welcome** – Jeri delivered a new homeowner packet to 317 Raleigh, 408 Drury and 420 Drury
- Huntwyck Herald** - Ed will get the Summer Edition out this month. If anyone has articles, news clippings, recipes, business cards, etc., send to the office or email to Gay at [DJH715@charter.net](mailto:DJH715@charter.net).
- Recreation** - No Committee - No Report
- Website Coordinator** - The website is up to date.
- Board Oversight** - No Committee - No Report
- Deed Restriction** - See VII. A.

- Budget** - 2018 Budget approved in November, and posted to our Web Site.
- Nomination** – This process was completed in March 2018.
- 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 \_\_\_\_\_.  
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**XII. Next Meeting**

The next Board of Directors Meeting will take place **6/20/2018, at 7:00 p.m.** at the Association Office.

**XIII. Adjournment**

There being no further business, **ON MOTION DULY MADE BY DAVE SIMKO, SECONDED BY GAY HUFF**, the meeting was adjourned at **7:56 p.m.**  
 Motion carried 5 For 0 Against 0 Abstention

\_\_\_\_\_  
 Secretary - Debbie Lang

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 President - Dave Simko

\_\_\_\_\_  
 Date