**Huntwyck Village Homeowners Association**

**MONTHLY BOARD MEETING MINUTES**

**10/24/2019**

**I.** **The Meeting was Called to Order at( 7:01 )p.m.**

Present were: Larry Mitchell  Charlene Popik

Louann Huffman  Mark Johnson

A Quorum was Present Not Present

**II. Commentsfrom Members in Good Standing**

The Board heard from homeowner for Lot #148: Homeowners didn't know they had membership in an HOA and they are concerned about trailers and violations of other homeowners since they received fines and letters because of a vehicle with no tag and a lien from HOA dues.

**III. Approval Meeting Minutes**

**ON MOTION DULY MADE BY MARK JOHNSON, SECONDED BY CHARLENE POPIK, IT**

**WAS RESOLVED THAT** the Minutes of the Board Meeting held on **9/18/2019** be approved

Motion \_\_4\_\_\_ For \_\_\_0\_\_ Against \_\_0\_\_\_ Abstention

**ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY MARK JOHNSON, IT WAS RESOLVED THAT** the Minutes of the Special Meeting held on **9/21/2019** be approved

Motion \_\_4\_\_ For \_\_0\_\_\_ Against \_\_0\_\_ Abstention

**IV. Treasurer's Report - LARRY**

A. **Cash on Hand as of 10/23/2019**:

* + Checking: **$ 9,343.26**
  + Savings: **$44,253.16**
  + Office Petty Cash: **$50.00**
  + **Total**: **$53,646.42**

B. **September Profit and Loss 9/30/2019**:

* + Total Income: **$4,164.60** YTD **$94,144.09**
  + Total Expense: **$7,114.21** YTD **$107,906.32**
  + **Net Income**: **$-2,949.61** YTD -**$ 12,734.72**

C. **September Financial Statement**

* + Total Cash:  **$ 53,646.42**
  + Total Assets: **$545,949.62**
  + **Total Liabilities and Equity**: **$545,949.62**

D. **Bank Statement Reconciliatio**n of **9/30/2019**:

* + Checking: **$5,817.14**
  + Savings: **$44,253.16**
  + **Total Cash**: **$50,070.30**

**ON MOTION DULY MADEBY CHARLENE POPIK, SECONDED BY MARK JOHNSON, IT WAS RESOLVED THAT** the Treasurer’s Report be accepted.

Motion \_\_4\_\_\_ For \_\_0\_\_\_ Against \_\_\_0\_\_ Abstention

**V. Delinquent Assessments - larrY**

A. Total Delinquent Members, current and previous, as of **10/22/2019**:

**Accounts: 208**  **Total Owed: $291,626.44**

B. Less Presently Uncollectable:

**Accounts 38**  T**otal Owed**: **$41,506.95**

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

C. Total Collectable Assessments:

**Accounts 170 Total Owed: $250,119.49**

**VI. Collection Efforts to DatE - larry**

1. **\_\_8**\_Liens cancelled since **9/18/2019** in the amount of **$2,327.17**

Grand Total:\_**102**\_liens cancelled since **1/1/2019** totaling **$28,544.54**

1. **\_\_10**\_accounts are on a Payment Plan Agreement with balances totaling **$4,913.89** .
2. The attorney possesses **\_2**\_ accounts, owing $**6,156.43** awaiting Judgment, Judgment Debtor Rule, Garnishment, or Active Bench Warrant.

**ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY CHARLENE POPIK, 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.

\_\_4\_\_\_ For \_\_0\_\_\_ Against \_\_\_0\_\_ Abstention

**VII. Deed Restrictions - charlene**

1. Total Deed Restriction Letters sent as of **10/22/2019**:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1stLetters** | **2nd Letters** | **3rd& Final** | **Sent to the Attorney** | **Sent to Court** |
| **157** | **56** | **14** | **13** | **2** |

1. Fines Levied this year $**2,725.00**
2. Fines Paid from this year, or from a previous year **$10,081.83**
3. Fines still owed from this or a previous year **$9,280.60**

**ON MOTION DULY MADE BY CHARLENE POPIK, SECONDED BY LARRY MITCHELL,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.

\_\_4\_\_\_ For \_\_\_0\_\_ Against \_\_0\_\_\_ Abstention

**VIII. Old Business - larry**

1. Sheriff’s Patrol:

|  |  |  |
| --- | --- | --- |
| **Insert Dates From and To** | **STOPPED** | **CITED** |
| Traffic Stops: | **28** | **12** |
|  | **# of Calls** | **Reports** |
| Suspicious Persons/Vehicle: | **2** | **0** |
| 911 Calls: | **1** | **0** |
| Alarms: | **0** | **0** |
| Other Calls for Service/Flag Downs: | **0** | **0** |

B. Sheriff Sales – None through 11/13/2019.

C. Notary Exam – Rescheduled for December 2019.

**IX. New Business**

1. Larry – New Bankruptcy Filings/Discharges: **1**
2. Larry – New Bad Debt Write-offs/Recovery: **None**
3. New Global Credits: **None** - Not printing/copying report any longer
4. Louann – New Arbitration/Judgments requested/obtained: **None**
5. New Presently Uncollectable: **None**

1. Louann – New JD Rule, and or Garnishment Initiation – **None**
2. Larry – Board Member Mileage Reimbursement – **None**

H. Larry – Revising Employee Handbook before 2020.

**X. Committees**

**Architectural Control (Charlene/Larry)** –Continue to approve reports for solar panels,

sheds, concrete work, Composite fences, *etc.*

* **Parks and Safety (Mark)** – Inspected. Drury park fence is in serious need of repair. Louisiana Handyman has submitted a quote of $1800 to tear down and completely replace the fence. The 300 block of Queen Anne Park’s side fencing will need repairing in the near future also.
* **Pool and Facilities (Larry & Mark)** – 2020 pool operating procedures to be complete by December 2019. Baby pool cover is nearly split in half and needs to be ordered. Cost estimate is $1600 and will take 1-2 months to arrive.

**ON MOTION DULY MADE BY LARRY MITCHELL, SECONDED BY CHARLENE POPIK, IT WAS RESOLVED TO** buy a baby pool cover that is estimated to cost $1600.  
\_\_4\_\_\_ For \_\_\_0\_\_ Against \_\_0\_\_\_ Abstention

* **Lawn and Garden (Louann)** – We are continuing to work on the Raleigh park project. This month we planted an anti-erosion tree line along drainage canal and will begin constructing succulence garden along the fence line this week. Next month, we will begin work on the pool entrance and front of complex. Budget request for 2020 will be submitted in November.
* **Welcome** – Felicia is mailing “Welcome” packets to New Homeowners. We are considering a quarterly newcomer’s “briefing” with the board of directors where covenants/deed restrictions, HOA committee information, and other helpful information is disseminated and questions are asked / answered.
* **Huntwyck Herald** – Discontinued until a volunteer takes over.
* **Recreation** – We will be at the HOA complex on Halloween from 6PM to 8PM passing out treats. Fifty to sixty residents attended National Night Out Against Crime.
* **Website Coordinator** – New layout in progress.
* **Board Oversight** – No Committee – No Report
* **Deed Restriction** –
* **Budget** – 2020 Budget development in process.
* **Neighborhood Watch** – Four residents have signed up for the Neighborhood Watch this month. A planning meeting will be scheduled in the next few weeks to discuss committee goals/requirements.

**XI. Comments, Concerns, etc., from Members in Good Standing**

The board heard from #148 related to: flooding this year

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 **11/20/2019**, at **7:00 p.m.** at the Association’s office.

**XII. ADJOURNMENT**

**THERE BEING NO FURTHER BUSINESS, ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY LARRY MITCHELL,** the meeting was adjourned at **8:26** p.m.

Motion Carried \_\_\_4\_\_ For \_\_0\_\_ Against \_\_0\_\_ Abstention

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Secretary - Mark Johnson  Date

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President–Larry Mitchell Date