

HUNTWYCK VILLAGE HOMEOWNERS ASSOCIATION

MONTHLY BOARD MEETING MINUTES

8/21/2019

I. THE MEETING WAS CALLED TO ORDER AT 7:00 p.m.

Present were: Larry Mitchell Gay Huff Charlene Popik
 Louann Huffman Mark Johnson

A quorum Present Not Present

II. COMMENTS FROM MEMBERS IN GOOD STANDING:

The board heard from homeowner for Lot # 192 related to Enjoyed the Pool Party and Street Flooding. A discussion ensued with other Homeowners in attendance regarding the recent heavy rain incidents and the street flooding. Larry informed them he is keeping a record of all problems and will be photographing any future events so that they can be tracked on the Drainage improvement maps to see where the areas of issue are. We will post the Drainage maps on the website.

III. APPROVAL OF MEETING MINUTES:

Approval of minutes of the Board Meeting held on **7/31/2019**:

ON MOTION DULY MADE BY GAY HUFF SECONDED BY MARK JOHNSON, AND CARRIED, IT WAS RESOLVED THAT the minutes of the Board Meeting held on **6/19/2019** be approved.

Motion Carried 4For 0 Against 0Abstention

IV. TREASURER'S REPORT

A. Cash on Hand as of 8/19/2019:

• Checking	\$ 9,942.02
• Savings	\$ 44,249.48
• Office Petty Cash w/Receipts	\$ 50.00
• Pool Petty Cash	\$ 0.00
• Total	\$ 54,241.50

B. July Profit and Loss 7/31/2019

• Total Income:	\$ 11,341.50	YTD	\$ 86,998.86
• Total Expense:	\$ 15,636.27	YTD	\$ 86,630.38
• Net Income:	\$ -4,294.77	YTD	\$ 368.48

C. July Financial Statement

• Total Cash:	\$ 63,914.18
• Total Assets:	\$551,493.96
• Total Liabilities and Equity:	\$551,493.96
•	

D. Bank Statement Reconciliation of 8/19/2019

• Checking:	\$ 19,924.96
• Savings:	\$ 44,249.48
• Total Cash:	\$ 64,174.44

ON MOTION DULY MADE BY GAY HUFF, SECONDED BY LARRY MITCHELL AND CARRIED, IT WAS RESOLVED THAT the Treasurer's Report be accepted.

Motion Carried 4For 0 Against 0Abstention

V. DELINQUENT ASSESSMENTS

A. Delinquent Members, current and previous, as of 7/15/2019:

Accounts 210 Total Owed: \$297,245.44

B. Less Presently Uncollectable:

Accounts 38 Total Owed: \$41,506.95

C. Total Collectable Assessments:

Accounts 172 Total Owed: \$255,738.49

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

VI. COLLECTION EFFORTS TO DATE

A. 0 Liens cancelled since 7/31/2019 in the amount of \$0.00.

Grand Total: 81 liens cancelled since 1/1/2019 totaling \$22,200.17.

B. 11 accounts are on a Payment Plan Agreement with balances totaling \$4,141.92
0 account(s) have paid off since last meeting.

C. The Attorney continues to possess 2 accounts, owing \$6,156.43.

D. Delinquent Collection Efforts by year and to date:

ON MOTION DULY MADE BY GAY HUFF , SECONDED BY MARK JOHNSON , AND CARRIED, 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 4For 0 Against 0Abstention

VII. DEED RESTRICTIONS

A. Total Deed Restriction Letters sent as of 8/19/2019:

1 st Letters	2 nd Letters	3 rd & Final	Sent to the Attorney	Sent to Court
<u>100</u>	<u>31</u>	<u>3</u>	<u>5</u>	<u>1</u>

B. Fines Levied this year \$1,325.00

C. Fines Paid from this year, or from a previous year \$8,567.42

D. Fines still owed from this or a previous year \$6,444.72

ON MOTION DULY MADE BY _____, SECONDED BY _____, AND CARRIED/FAILED, 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 0For 0 Against 0Abstention

ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY _____, AND CARRIED, 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 4For 0 Against 0Abstention

VIII. OLD BUSINESS

A. Sheriff's Patrol:

<u>7/30/2019 to 8/19/2019</u>	STOPPED	CITED
Traffic Stops:	<u>14</u>	<u>3</u>
	<u># of Calls</u>	<u>Reports</u>
Suspicious Persons/Vehicle:	<u>0</u>	<u>0</u>
911 Calls:	<u>1</u>	<u>0</u>
Alarms:	<u>0</u>	<u>0</u>
Other Calls for Service/Flag Downs:	<u>0</u>	<u>0</u>

B. Sheriff Sales – None

C. Speed Limit Signs at Parks (Gay)

D. Notary Services – (Larry) Registered, pre-assessment taken, good grade

IX. NEW BUSINESS

A. New Bankruptcy Filings/Discharges: None

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

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

D. New Arbitration/Judgments requested/obtained: None

E. New Presently Uncollectable: None

- F. New JD Rule, and or Garnishment Initiation – None
- G. Board Member Mileage Reimbursement - None
- H. Hazardous Tree Removal – Contracted Maddox Tree Services to cut down and remove rotten tree after branch fell following heavy rain on 8/8/19 at a cost of \$425. Stump was ground and limbs from other tree were trimmed gratis
- I. National Night Out – October 15, 2019. We need a coordinator for this event. If no one volunteers before September meeting, we will forego participation this year. Angela will work on the Committee but cannot Chair. Mrs. Washington & Ms. Brister have also volunteered to work on the Committee.
- J. Street Flooding – (Larry) Discussed in open forum with the Homeowner Comments at the beginning of the meeting.
- K. Air conditioner Replaced – Total Costs \$1,720. Voted via email, motion carried 5-0
- L. Merit pay increase for Office Administrator beginning 9/1/19

ON MOTION DULY MADE BY MARK JOHNSON, SECONDED BY LOUANN HUFFMAN, AND CARRIED, IT WAS RESOLVED TO award a Merit Pay increase to the Office Administrator beginning 9/1/19.

Motion Carried 4For 0 Against 0Abstention

X. COMMITTEES

- **Architectural Control** - Continue to approve reports for solar panels, sheds, concrete work, Composite fences, *etc.*
- **Parks and Safety** – Inspected – Portsmouth Park missing “Park Closed at Dusk” sign and garbage can lid. The unlocked utility box is allowing waste water from the faucet. Mark will contact UI to secure it. The Drury Park fence has a small hole and “No Parking” sign is upside down from a missing screw. Mark will find a screw to remedy. The Queen Anne park has a small hole in the fence; Mark also noticed the streetlight across from park shuts off periodically. The Raleigh Park fence has Ivy growing on it and “Park Closed at Dusk” sign is illegible. Felicia ordered parts for swing repairs that were approved in June, shipment will be sent to Mark’s home address.
- **Pool and Facilities** – The pool has closed for the season. We do not have the lifeguards to support weekend operations. If volunteers can be gathered, we would like to cover the pool prior to September 7th. Mr. Huff, Larry, Mr. Washington, Mr. Hebert, Mark and Larry’s son will cover the pools on the 7th. The baby pool cover will be inspected when re-attached and the new cover will be ordered based on condition.
- **Lawn and Garden** –Conducted meetings with Caleb Hess and Vicky Brister. We are in the process of designing the Raleigh Park garden and soliciting committee members. The committee will begin purchasing materials to start the gardens in the park.

- **Welcome** – Mailing “Welcome” packets to New Homeowners
- **Huntwyck Herald** – Will be done and posted before the EOM Gay needs articles for the upcoming edition.
- **Recreation** – HOA sponsored a back to school pool party on 8/9/19. Pictures were posted on Facebook. National Night Out event will become a part of the Recreation Committee.
- **Website Coordinator** – Will be updated within a few days after meeting.
- **Board Oversight** – No Committee – No Report
- **Deed Restriction** – See VII. A.
- **Budget** – Begin planning next week.
- **Nomination** –
- **Neighborhood Watch** – No Committee – No Report

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

The board heard from Lot # _____ related to _____.
 The board heard from Lot # _____ related to _____.
 The board heard from Lot # _____ related to _____.

XII. NEXT MEETING

The next Board of Directors Meeting is currently scheduled for **9/18/2019**, at 7:00 **p.m.** at the Association Office.

8:10 PM the Board went into Executive Session
 9:45 PM the Board came out of Executive Session to vote on IX. Item L

XII. ADJOURNMENT

There being no further business, **ON MOTION DULY MADE BY LOUANN HUFFMAN, SECONDED BY GAY HUFF, AND CARRIED**, the meeting was adjourned at 9:45p.m.
 Motion Carried 4For 0 Against 0Abstention

Secretary – Gay Huff

Date

President – Larry Mitchell

Date