

# Huntington Farms Home Owners Association (HOA)

## MINUTES

*Preparatory Meeting of the Board of Directors (BOD) Prior to Spring 2024 Meeting of the Membership*

1. **Called to Order.** (6:10p) Present: Messrs. Paul Mitalski, Kris Ezra, Mark Gordon, Darren Meyers. Absent: Davin Huston. Quorum verified (4/5)
2. **Election/Designation of Officers.** The election of officers commenced as follows:
  - a. **President** – Paul Mitalski
  - b. **Vice President** – Mark Gordon
  - c. **Treasurer** – Kris Ezra
  - d. **Secretary** – Darren Meyers
  - e. **At Large** – Davin Huston
3. **Financials.** Mr. Mitalski and Mr. Ezra reporting to the BOD. The HOA is in “good standing.” Balance Sheet and Income & Expenditures reports pending review.
4. **Attorney.** Discussion ensued. Mr. Meyers to develop a letter of introduction and request for proposal seeking NEW! HOA representation. Ideally, to report to the BOD prior to May 16 meeting of the Members. Desire is to seek Attorney advisement on: a) Update Covenants & Declarations, b) Update By Laws, c) Consider development of Rules & Regulations, d) Liability Insurance review, e) Develop a position on Rentals (8., below), Develop a position on Solar PV (9., below), other items to be assigned. Agreed.
5. **Administration.**
  - a. **Check Book.** Discussion of signatories ensued. It was agreed that at least three (3) BOD’s remain signatories to the account(s). Messrs. Mitalski, Ezra, Gordon and Meyers agreed that President, Vice President and Treasurer shall be signatories to all HOA accounts. Agreed.
  - b. **Shredding Date.** Historical documents of the Association shall be preserved. Financials beyond seven (7) years shall be destroyed. Date of shredding t.b.d., pending Mr. Mitalski’s availability.
6. **Liability Insurance.** See ‘Attorney’ (4., above).
  - a. **Replating Land, Association Property to Affected Members.** Discussion of property owners directly adjacent to ponds discussed. See ‘Attorney’ (4., above).
  - b. **Posting of Signage on Association Property.** Posting of signage and fishing discussed.

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7. **Covenants & Declarations, By-Laws.** See 'Attorney' (4., above).
8. **Rentals.** BOD expressed a universal desire to maintain consistency w/ the overall position(s) of the larger W. Lafayette, Lafayette and Tippecanoe Co., community. However, the HOA reserves the right to be more restrictive as necessary. Further discussion needed.
  - a. **Long Term.** Discussion of the views/positions of various HO's at previous meetings of BOD. Discussion and advisement of Covenants and Declarations.
  - b. **Short Term.** Discussion of the views/positions of various HO's at previous meetings of BOD. Discussion and advisement of emerging positions of Tippecanoe Co., Washington Township, City of W. Lafayette and City of Lafayette.
9. **Solar Photovoltaic Installation.** See 'Attorney' (4., above).
10. **HOA Questions & Comments.** Contemporary issues discussed.
11. **Website Design/Update.** Mr. Mitalski expressed his intent to "update" to reflect newly formed BOD. Mr. Meyers expressed desire to take on responsibility for updating/maintaining Website in the interest of improving BOD to HOA Membership communication. Execution pending BOD review and approval.
12. **Maintaining a "Living Document" for Future BOD's.** Mr. Ezra outlined his intent to develop/produce a template for "sharing" and/or "memorializing" BOD actions and intentions for future BOD's. Agreed.
13. **Committee Reports.** Mr. Mitalski and Mr. Ezra updated BOD on a variety of items, including: Lawn & Landscaping, Ponds & Bubblers, Snow Removal.
  - a. **Architectural Control & Landscaping.** BOD agreed to forming and soliciting HO representation on said committee. At least one (1) BOD member as the "convener" and up to four (4) additional HO's as voting members. Scope of work t.b.d. but includes: Covenants & Declarations, By Laws, construction of site improvements, structures, fences – Landscaping, algae, pond erosion, voles, muskrats, geese, etc.
  - b. **Rules & Regulations.** BOD agreed to forming and soliciting HO representation on said committee. At least one (1) BOD member as the "convener" and up to four (4) additional HO's as voting members. Scope of work t.b.d. but includes: Covenants & Declarations, By Laws, trespassing, fishing, etc.
14. Adjournment (7:35p)

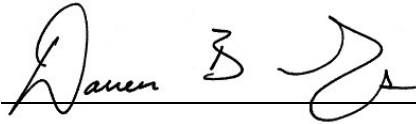
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Affirmed:

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President of the Board, Paul Mitalski

(Date)

A handwritten signature in black ink, appearing to read "Darren" followed by a stylized flourish.

May 9, 2024

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Secretary to the Board, Darren Meyers

(Date)