

SPRING MEETING of the HUNTINGTON FARMS HOA

May 16, 2024 @ 6:30 PM

1. Introduction of Board Members

(6:34p) Call to order, introduction of BOD. Present: Messrs. Paul Mitalski, Mark Gordon, Kris Ezra, Darren Meyers. Absent: Davin Huston. Quorum verified (4/5).

- a. President – Paul Mitalski
- b. Vice President – Mark Gordon
- c. Treasurer – Kris Ezra
- d. Secretary – Darren Meyers
- e. At Large – Davin Huston

2. Approval of April 30, 2024 - Spring Meeting Prep Minutes

(6:35p) Motion to approve (MG, 2nd KE). Approved (4-0-0)

3. Welcome New Homeowners

(6:36p) Mr. Gordon welcomed members requesting show of hands in order of “how-long” members have lived in Huntington Farms community. New members noted.

4. President’s Report: State of Huntington Farms HOA

(6:38p) Mr. Mitalski offered an accounting of Checking @ \$18,000; Savings @ \$10,000. A more detailed reporting of budgeting is provided prior to the November meeting; but will effort to provide a statement of current account via website.

- a. 2024 Budget Review – As of 05/16/24 Dues Collected & Expenses
Mr. Mitalski presented to members present
 - i. Dues paid 124/172 (72%) HO’s paid - \$31,000 of \$43,000
 - ii. Forty-eight 48/172 (28%) HO’s unpaid - \$12,000 outstanding
- b. Aeration on both ponds to be completed end of summer 2024
Mr. Mitalski outlined Tipmont REMC’s charge for NEW! commercial customers @ \$1,000 to set up NEW! meter and account. For a discussion of Pond Aeration Systems, see: <https://pondlifeconsulting.com/pond-aeration-systems>
- c. No landscaping projects planned for 2024
Mr. Mitalski explained BOD’s decision to “shut-off” North and South entrance lawn sprinklers for 2024 summer season saves \$\$\$.
- d. Pond costs rising due to EPA-regulated chemical treatment (inflation)
Mr. Mitalski discussed approximate +5% increase in this Summer season’s treatment costs due to EPA conditions and inflationary pressure. The company performing services is “Pond Life Consulting” of Noblesville, IN. <https://pondlifeconsulting.com>

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- e. Garage Sale date pending (poll HO's in attendance)
Homeowners in attendance chose June 8th and July 27th as acceptable dates.
- f. Board pursuing the automation of Dues Payments (electronic)
Messrs. Gordon and Ezra explained their recent interactions and visits to the Association's Bank – First Merchants Bank of Lafayette.

5. 2025 Budget Discussion

(6:55p) Mr. Mitalski and Mr. Ezra led discussion.

- a. No large Capital projects anticipated for 2025
- b. Pursuing bids for Association Attorney
Mr. Meyers outlined "Goals" with particular emphasis on "updating" our Covenants (19 yrs old) and Bylaws (14 yrs old) such that they fully comply with the Indiana Homeowners Association Act. Pursuit of Rules & Reg's is something NEW, which we will consult with Attorney.
 - i. Goals
 - 1. Update Covenants
 - 2. Update Bylaws
 - 3. Develop Rules & Regulations (minimal)
 - ii. Any associated Legal Expenses require Board approval
 - iii. Any associated Rules & Regulations require HO approval
- c. Miscellaneous Landscaping Projects (none)

6. Election of Officers and Committees

(7:05p) Mr. Mitalski and the Board solicited interest among Homeowners present. No homeowners expressed interest in the 5th Board seat.

- a. Nominations for Open Board Member – "At Large" (none)
- b. Vote (none)
- c. Board establishing an Architectural Control Committee – Volunteers please?
In addition to Mr. Ezra, two (2) Homeowners offered interest:
 - i. Mr. Frank (Barbara) Hannan – 3522 Alysheba Dr.
 - ii. Mr. Don (Mary Beth) Porter – 3321 Secretariat Circle.

7. Homeowner Questions, Comments, Concerns?

(7:14p) Mr. Meyers led an "open-floor" discussion of the following topics:

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- a. Solar photovoltaic panels. Homeowners interested (3422 Charismatic Ct.) expressed their decision 'not to pursue' a rooftop solar installation at this time. The Board awaits selection of an Attorney to pursue this query further.
- b. Property next to ponds. Mr. Gordon provided a brief explanation of "deeding property" directly behind/adjacent to pond properties to HO's. The Board awaits selection of an Attorney to pursue this query further.
- c. Long-term or Short-term Rentals – Air BNB. Mr. Gordon described the Association's intent to pursue consistency with evolving W. Lafayette, Lafayette municipal and County/Township bodies of Government. Mr. Mitalski made clear the Association reserves its right to be more restrictive as necessary.
- d. Parking of RV's. Citing Covenants Article III, Section (A), Part 5., Four off-street parking spaces are provided each Homeowner. Citing Covenants Article V, Section (D), "... Motor homes, boats, campers, commercial trucks and similar vehicles shall not be parked or stored upon a lot unless within a closed garage." "Any motor vehicle which is ... not being used for normal transportation shall not be permitted to remain on any street or Lot except within an enclosed garage."
- e. Parking of personal vehicles next to Traffic signs, Bus stops. Indiana motor vehicle law requires 30-feet of distance from traffic signs and school bus stops.
- f. Basketball Hoops. Mr. Meyers read from a letter (dating 2012) the Board received from the Tippecanoe Hwy Dept., "Basketball goals or any other obstacles (other than mailboxes) are not permitted in the public right of ways." Moreover, Covenants Article III, Section (A), Part 9 reads, in part, "No goal or structure may be installed or maintained such that playing basketball occurs in the street."
- g. Dog waste. Folks, please respect your neighbor's property. Lawn maintenance improves the visible "character" and "curb-appeal" of our community.
- h. Garbage can stowage, visible from curb, curb appeal? Responding to a Homeowner, Mr. Meyers read from Article V, Section (J), "Trash containers shall only be placed on the curb after 7:00 o'clock p.m. the day before pickup and must be removed from the street on the day of collection." No specific language about "visibility" from curb. The Board will monitor this and discuss with Association Attorney when selected.

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- i. Enforcement. Messrs. Mitalski and Ezra described options for “fines,” and “liens.” FOLKS, WE WOULD RATHER NOT BE FINING HOMEOWNERS. Property “liens” are expensive pursuits (up to \$350 to the Association), and most every Real Estate transaction involves a Realtor or Closing Agent contacting the Association, prior to release of any Sale.

8. Adjournment

(7:50p) Motion to Adjourn (MG, 2nd KE). Motion Approved (4-0-0)

Affirmed:

President of the Board, Paul Mitalski May 31, 2024
(Date)



Secretary to the Board, Darren Meyers May 31, 2024
(Date)