

## Herrington Place Homeowners' Association Board Meeting

1/20/2022

The Zoom meeting was called to order at 6:51 pm by John Alvarez (JA). Board Members Present; Greg Kaminsky (GK), President, Mark Rankin (MR), Vice President, Michael Chukwuonye (MC), Treasurer, Jackie Decker (JD), Member at Large, and Jaliah Parks (JP), Secretary. John Alvarez from Carlyle Management was also in attendance.

GK welcomed new Board members.

Board discussed Old Business, including the update of the waterfall, signs erected at the ponds, and the front entrance. It was noted that there are missing signs for the ponds located near the 1<sup>st</sup> street to the left at the main entrance.

It was noted that the City canceled the meeting for the Juniper/Maryland ponds until the weather is better. This will be rescheduled.

Board discussed outstanding issues brought forth by homeowners regarding the responsibility of snow removal for common sidewalks; additional research is needed.

A discussion was made on what to include in the January Newsletter. Topics considered related to snow removal, including a list of Board members, and HOA dues.

Board agreed that action should be taken to walk around the development in the spring to identify repairs/improvements needed.

Discussion on the geese droppings at the pond at Firestone & Maryland. *JA to follow up with AquaDoc for a quote on cleanup.*

JA provided an update on landscaping and pond maintenance costs and tax valuation. JA noted that Diggins had the best quote for landscaping; the contract extends until 2023. Two parcels of common area are at a \$0 valuation; this means that the HOA does not owe any property taxes on the lots. The AquaDocs contract (on auto-renew) for 21 ponds increased by \$1,000.

It was noted that the fountain has maintenance issues.

A discussion was made on improvements. The liner in the front entrance needs to be replaced; JA to follow up. Discussion on the possibility of installing winter lights; Board agreed that the subject will be tabled until the next meeting.

Having open meetings that all homeowners can attend was discussed as well as providing notice of meeting dates. The Board would hold executive sessions to discuss sensitive topics. An agreement was made to hold open meetings going forward. *JA to follow up with the law firm to ensure this is in line with by-laws.*

Board members discussed protocols for voting. The majority prevails on Zoom, conference calls, and in-person meetings. For emails, all Board members are required to vote. Preference for all issues to be resolved before the meeting so voting can occur.

Tentative meeting dates: Thursday, April 14<sup>th</sup> at 6:30 pm; Thursday, August 11<sup>th</sup> at 6:30 pm; Wednesday, December 7<sup>th</sup> at 7:00 pm (Annual Meeting).

GK moved, MR seconded the adjournment of the meeting at 8:00 pm. Motion passed 5-0.