

Herrington Place Homeowners' Association Board Meeting

8/11/2022

The in-person meeting was called to order at 6:30 pm by Greg Kaminsky (GK). Board Members Present; Greg Kaminsky (GK), President, Michael Chukwuonye (MC), Treasurer, Jackie Decker (JD), Member at Large, and Jaliah Parks (JP), Secretary. John Alvarez (JA) from Carlyle Management was also in attendance.

Several homeowners were in attendance.

- Meeting meetings from the 4/14/2022 were approved as written.
- Discussion was held on the open VP Board seat. An invitation was made for anyone interested. Homeowner David Whitmore expressed interest and introduced himself. David Whitmore as nominated by GK; seconded by JP. Moved and seconded, agreed unanimously by all Board members.
- Pond Issues:
 - GK and JA reported on walking ponds #16, #9, #5, and #2 with AquaDocs. Ponds are numbered for easy identification. Discussion on the entrance Fountain proposal: Based on existing issues, the cost of \$27,000 to fix and an additional cost to replenish the water periodically vs \$8,000 to fill in the area and landscape. Discussion on the lamp post which is not working; JA will call the Illuminating Company.
 - Discussion was made on trees that need trimmed and weeding. JA noted that he has tree trimmers scheduled.
 - Muskrats are causing erosion in Pond #2. JA spoke with a trapper (animal nuisance control), who will start in the next week or two. The cost is \$400 to set the trap and \$100-\$200 to check the trap.
 - GK noted the need to fill in the areas eroded. JA noted this should be in the budget as a separate line item, it is currently included as pond maintenance.
 - JA stated that Pond #20 does not have a drain. The pond is completely on HOA property so the City will not address any issues.
 - GK reported Pond #16 is overflowing. Pond #5 has complaints of low water level; this was fixed. Reminder that the “Ponds” are retention basins and residents plugged the drain to raise the level.
- Tree Removal: Scheduled trimming. Removal of trees is not allowed due to EPA regulations.
- Sidewalks with holes: There is no City ordinance on sidewalk repair. Nothing exists in the bylaws, so the board cannot enforce. A change in the bylaws requires 75% approval of homeowners. A concern was raised regarding Herrington near the guardrail – some erosion/sidewalk lifting; as well as at Firethorn (common area). JA to engage a concrete contractor and erosion specialist.
- Snow Removal: the City follows the State laws. There is no rule on natural snowfall; only if snow is piled/plowed. A concern was raised on snow piles near bus stops. Consider purchasing markers and discuss with the City to have plows avoid piling snow in these areas.
- Geese complaints: Discussion for the need to look at options to minimize the population. JA to check for any goose poop removal services.
- Garbage cans: Enforcement of cans left out. Some homeowners leave cans out in front with coverings. Need to review the wording in bylaws/rules.
- Mailbox rules: A rule is needed on consistency, including a rule to follow Federal guidelines. JP also noted that this should also include colors of homes.
 - It was noted that there is no handbook of rules and regulations – a “cliff notes” of bylaws.
 - JA recommended the board should work on this.

- It is noted that the rules are reviewed by the attorney's first.
- Complaints of rock-throwing at the cul-de-sac
- Maryland Pond fence: Discussion of getting ideas/quotes to make a '2nd entrance' with nice landscaping. Budget \$10-\$15K for next year. Also look at possible signage for Florida & Glenwood and East Blvd.
- HOA Website: This will house information/updates. JD to take the lead on getting a quote for initial costs and updates. This will need to be included in the budget.
- Metal roofs: Discussion on limiting colors (maybe earth tones and black).
- Solar panels: these cannot be restricted. One homeowner is in need of a letter from the HOA to provide to the City.
- Above ground pools: Discussion on possibly allowing with restrictions (fencing). JA to call law firm to determine if this is possible.
- Discussion was made on possibly allowing election signs for a posted period, and imposing fines for violators.
- Garage Sale: HOA will take over and put a sign board. There was some discussion on not having a large turnout; some residents noted that this year was the same weekend as Tax Free so it could part of the reason.
- Storage for HOA property: Some discussion held, there is no common area for storage.
- Lighting: Discussion of 'Twinkle Lights' was held. These are string lights that will be in the front entrance. GK noted a cost of \$8,000-\$12,000 initially and \$1,200 yearly, which includes storage. Discussion was held and residents think the cost is steep and would like to prioritize projects.
- Open Meeting adjourned at 8:28pm for Executive Session
- Minutes taken by JP