

HERRINGTON PLACE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
Annual Election Meeting
Location: Heritage Hall
12-13-23 Meeting

ATTENDEES:

Greg Kaminsky, Jackie Decker, Michael Chukwuonye, Claire Rama, Brandon Board
John Alvarez from R.N. Landis Management Company
10 Homeowner Attendees + Tom DiCarlo (City Council)

CALL TO ORDER:

Greg called the meeting to order at 7:00 PM.

MINUTES:

1. Introduction of current board members

2. **Proof of Notice for HOA dues to Residents** – John said they left office Nov 27 via US Mail

3. **Meeting minutes reviewed / waived.** Greg motioned. Jackie seconded. All are in favor.

4. Election of Board Members

- a) 3 position open (Greg - President, Jackie - VP, Michael - Treasurer)
- b) Philip Berthelot nominated himself to be on the board. Greg, Jackie and Michael plan to re-run.
- c) John closed the floor for nominations at 7:04p.
- d) Candidates: Greg, Jackie, Michael, Philip
- e) 13 Proxy ballots go back to the board – 3 for each existing board member present + 1 extra for Greg
- f) 2 Volunteers to count ballots.
- g) **Congratulations! Greg, Jackie and Phillip elected.**

5. New Business

- a) Greg: Recap of activities in 2023
 - i. Fountain in entrance Pond #1
 - ii. Firethorn/Maryland Pond #14 – Landscaping finished and fence to be added by end of week (will span the sides of side walk to help keep kids out and deter geese)
 - iii. Goal to make each pond nicer each year – Receiving quotes for dredging ponds
- b) **Pond Questions**
 - i. Maryland Homeowner: What are we doing about Pond #12 for weeds, cattails?
 - ii. Ellie's Dad: Where is Pond #19 in line for the dredging?
 - iii. Tom: Does it have to be coordinated with city engineering? Greg: No, it won't affect the piping.
 - iv. Homeowner: Project on Pond #14, will we lose visibility turning onto Maryland to see to the right? Greg: It shouldn't be a concern but will look at them as the trees grow.
 - v. Homeowner: People don't stop at the stop sign completely anyway. John: You can call the police and report it.
 - vi. Homeowner: Will there be an annual cycle to go after each pond?
 - vii. Greg: We've never done dredging so hoping to get on a yearly plan.
- c) **Budget & 2023 Expenses**
 - i. Ellie's Dad: Can we tax people 10% and max out for HOA fee? Greg: We will look at the budget for 2024 and what to charge homeowners next year.
 - ii. John: Landscaping contract is out for bid. Currently using Diggins. Try to lock in for 2-3 years for contract. Always an escape clause – 15 day window to terminate agreement if we're unhappy with services.

- iii. Claire: Also looking a Pond Management bids. Currently with AquaDoc, 2nd proposal from Jones Fish Lake Management.
- iv. Kirin: What is the insurance for? John: Common areas
- v. Homeowner: What's the bad debt expense? John: Costs to address homeowners that default on their property payments.
- vi. Why are we over budget in some areas (the parenthesis line items)? Jackie: Website, legal fees. Total is not over budget.
- d) Jackie: Garage sale plan for last weekend of June 2024.
- e) Jackie: Reminder to create account to access community website – contact John.

TREASURE REPORT:

- 2024 Budget and 2023 expenses provided to homeowners in attendance.
- Shared update to payment plan to allow payment by Mar 1 instead of Jan to give a break to people post holidays. Late fees start Mar 10.

ACTION ITEMS:

New for December	
HOA Quarterly Meeting Schedule	TBD – Jan Zoom Meeting
Old Fountain Landscaping to be revisited in the spring	TBD
Follow up with Homeowner on Pond #9 actions	TBD – Jan Zoom Meeting
Determine if we can post pond depth studies on website.	John

ADJOURNMENT:

John adjourned the meeting at 7:39 PM. Greg seconded.

Respectfully Submitted,
 Claire Rama, Secretary
 Greg Kaminsky, President

Appendix

Figures 1 & 2. Holiday Lights at Front Entrance by House Doctors

