

HUNTINGTON CHASE HOMEOWNERS ASSOCIATION (“HCHOA”)

MINUTES OF THE ANNUAL MEETING FEBRUARY 21, 2004

Preliminary Matters:

- Corey Freedman, Director and Acting President, called the meeting to order at 10:08AM.
- Corey introduced the sitting Board of Directors (“BOD”) in attendance (himself and Treasurer Herm Stonitsch), Committee Chairpersons (as noted below), and representatives from Kirkpatrick Management Company (“KMC”), the firm hired several years ago by the BOD to conduct day-to-day management issues for the HCHOA. Corey announced the recent resignations of Directors Paul McLear and Christine Jones. Corey’s term expired this month and he is not seeking another term.
- Corey reminded the attendees about using caution when the roads are icy, especially when vehicles are waiting around the bus stop.
- A brief discussion was held regarding mailbox replacement and repair. A more detailed discussion was put off until later in the meeting.
- A suggestion was made that the BOD issue a reminder notice about the Annual Meeting to draw more attendance, and perhaps some temporary signage as well.
- The BOD advised the members that it will take under advisement all suggestions made at the meeting.

Annual Report:

Social Committee

- Corey read from a report prepared by Social Committee Chairperson Christine Jones. The committee successfully conducted several events during the last year including the Summer block party, Halloween parade, Easter Egg hunt, and Spring and Fall garage sales.
- Dates for each of these events during 2004 were announced and can be found at the HCHOA website www.huntington-chase.org.
- The committee also coordinated a board-wide newsletter last Fall. It was suggested the BOD utilize the newsletter format more frequently when communicating with the membership.

Website Coordinator

- Paul McLear updated the news about our neighborhood, contacts, and access to official HCHOA documents and guidelines. and noted we average about 300 hits a month. Our website address is www.huntington-chase.org.
- Several suggestions were made including:
 - Posting of the minutes of the BOD’s periodic meetings, including these minutes of the annual meeting.
 - Add a link to KMC’s website.
 - Creation of a master email list of all members to facilitate communications at virtually no cost.

Design

- Committee Chairperson Mark Miller introduced the other members of his committee and described their role of reviewing proposed building projects, additions, substantial changes to landscaping and the like. They ensure the proposed projects are consistent with existing design guidelines. Changes in color of exterior paint require approval. Form is on the web site to fill out and forward on to KMC.
- Mark announced the formal adoption and recording of a merged set of guidelines that was borne out of the formerly separate documents from Sutton Place and Huntington Chase. A uniform standard was adopted for fences on the Towne Road and 116th Street perimeter properties to maintain a uniform appearance while driving by our neighborhood. This standard will be made available to affected homeowners upon request.
- Mark discussed the Towne Road bike path project that resulted in mounds of sod and soil and related that the county has promised they will return this spring to clean up. Work on the path damaged our common area irrigation system and members and the board discussed some options for repair.
- Mailbox issues: Some members complained about the tone of the letters sent to certain homeowners regarding maintaining their mailbox. The BOD apologized for the timing and tone of the letter but believes the bylaws need to be complied with. The bylaws require uniformity in design and color and proper maintenance. The rationale behind this and similar bylaws is to protect property values for everyone. The original developers of our neighborhood selected a design that is trademarked by the vendor, Caporale Post, Inc. Although Caporale charges a little more than some home improvement stores, we are committed to maintain uniformity. The price difference of \$50-75 when spread over a 5+ year life is not big enough to abandon the bylaw. A suggestion was made we change to a different, non-trademarked design but that would require all members to change at once when most are in good condition. KMC will contact Caporale to negotiate a standard price for all members. If you just need to do paint touchups, Zionville True Value has the matching paint. More information is available at the HCHOA website.

Crime Watch

- Andrea Leopold chairs this 4-year-old committee. Andrea recognized her committee members and block captains. There have been a few home and vehicle break-ins or attempted break-ins and occasional theft from mailboxes. Brad Allswald, the new crime watch deputy, asks that we report any strange cars/people to the Sheriff's Department. The BOD will schedule a special membership meeting to introduce the Sheriff's new crime watch program.
- Recent court rulings have gone in favor of peoples' right to solicit homeowners despite our signage to the contrary.

Financial

- Finance committee chair, Herm Stonitsch, recognized committee members and then opened a discussion of the previously-mailed 2003 budget-to-actual revenue and expenses. A request was made for KMC to provide more details about common area maintenance expenses.
- The 2004 budget was discussed, including the creation of a formal replacement reserve account to set aside funds for infrequent, big-ticket expenses. Last year, the BOD commissioned Reserve Specialists, Inc. (RSI) to conduct a study of the current condition of common area capital improvements, the estimated remaining useful life, and projected replacement costs. After compiling this data for all such capital improvements, RSI calculated a best-estimate of the amount of funding required each year to pay for these items as they arise. The amount is \$100 per year per household. KMC advised the BOD that most communities have this type of account and strongly recommended HCHOA adopt one too. The annual dues were increased starting in 2004 by \$50 after giving effect to some cost savings in the regular operating budget. The BOD will work with Reserve Specialist, Inc. to finalize the study which will then be made available to members upon request to KMC.

Landscaping

- The committee chair, Bonnie Oliveira was unable to attend. Some questioned whether we need to replace flowers as often as we do. Attention will be given to the east property line and drainage ditch which need occasional trash pickup and perhaps a new grate.

KMC Report

- KMC discussed the replacement reserve study in a little more depth. Questions were raised that we have chronic lighting problems and lack of follow through. KMC promised more prompt attention will be paid to this matter. The BOD is likely to approve rewiring the entire Towne Road entrance to avoid a patchwork approach to repairs. A couple of homeowners complained about poor placement of plowed snow and KMC will correct the problem.
- Members asked if we can stop the "Topics" paper from being delivered to all homeowners when many don't want it. KMC will investigate. A member asked if we could obtain some signs to advise the community of special events and the BOD will investigate. KMC will obtain detailed information about recycling and forward it to our webmaster for posting.

New Business

- Election. There was one vacancy for a Director. Nominations were taken from the floor. Nominated were Henry Leopold, Sam Tedrowe, Mark Miller, Bob Lehman and Brett Thomas. After the election, collection of ballots and tabulation of votes, Henry Leopold was announced as the new Director.

There being no further business the meeting was adjourned at 12:10 P.M.

Addendum – Dated April 16, 2004

- Paul Oliviera resigned from the BOD on February 24, 2004.
- In accordance with HCHOA bylaws, the remaining BOD appointed the following members as Directors:
 - Mark Miller
 - Ted Mourouzis
 - Jim Clark
- The newly constituted BOD held their first meeting on April 13, 2004 and elected the following Officers:
 - President – Herm Stonitsch
 - Vice President – Henry Leopold
 - Treasurer – Ted Mourouzis
 - Secretary – Jim Clark
- Minutes of the April 13, 2004 BOD meeting will be made available to the membership via the website.