

**THE HUNTINGTON VILLAGE TOWNHOMES, INC**  
**General Session Secretary Notes**  
**August 22, 2018**

General Session Opened at 7:08 pm

**Board Members Present**

Amber Faulkner ( <i>Member at Large</i> )	✓	Mary Mulloy (President)	✓
Eric Sheets ( <i>Treasurer</i> )	✓	Brenda Cooney ( <i>Property Manager</i> )	✓
Jacob Calkins ( <i>Vice President</i> )		Morgan Winegar ( <i>Optimum Representative</i> )	✓
Mark Stone ( <i>Secretary</i> )	✓		

**HOMEOWNER FORUM (names omitted as requested - 3 members in attendance)**

- Can obtain proof of insurance to satisfy lender from Optimum
- Social committee apologizes for not having an End of Summer community party
- Concerns about excessive dog barking
- Making sure the tree removed from courtyard is replaced. Might be in a different location from where it was removed

COMMITTEE / VENDOR REPORT

**ARCHITECTURAL COMMITTEE REPORT**

- One application for plants and pavers in front planter

**LANDSCAPE REPORT**

- We are planting a few end caps and a couple more planters, they will be completed by mid September.
- We are aggressively starting weed abatement. If you see us right in your window, we are testing and repairing all window box drip systems.
- We are calling out pest control to spray for ants in carports as requested.
- There are 3 proposals for you tonight. Two are for the same project. The three valves affected by SoCal Edison. It is our belief that when Edison installed 2 electrical boxes in Sheffield courtyard they cut or pulled our irrigation wires that lead to valves. Therefore making valves useless. We have traced the wires and lost trace between the 2 electrical boxes. We have been having to manually water ever since the boxes were put in. This is affecting the plants negativity in Sheffield/lures courtyard and west side of Adams. The one lower estimate is for battery operated valves. We would not have to trench and run wires. Downside is constantly changing batteries every 6 mos for 10 years. Second higher estimate is for rewiring valves. The third estimate is for a master valve on each backflow. This is a valve that basically shuts off water if systems or valves fail, to avoid flooding. It is the norm is most large community's now to avoid the liability of flooding.

## **SOCIAL COMMITTEE REPORT**

- Halloween Party in the planning stages
- Budget for Halloween party will be presented at September meeting for discussion

## **POOL MONITOR REPORTS**

- Pool monitor will be shifted to Saturdays and Sundays through September once school starts

## **SECRETARY'S REPORT**

- 07/25/18 General Session Minutes - Approved

## **TREASURER'S REPORT**

- 07/31/18 Financial Statement - Approved
  - No money put into reserves until twice the operating funds are returned
- Management Billing 08/01/18

## **LIEN APPROVALS**

- Resolution to Record Lien - \$3,303.06 owed - approved

## **GENERAL BUSINESS**

- Approve Proposal for ONSITE Reserve Study - FY 07/01/19 to 06/30/20
  - Asking for Association Reserves to match lower prices
- Homeowner Request for Reimbursement Clubhouse Rental
  - Denied due to violating Clubhouse Rental Agreement (party guest are not allowed access to the community pool)
- Tri Star Proposal Repair Front Stoop Area - Tabled - need at least 2 additional bids

## **ITEMS NEEDING IMMEDIATE ACTION**

- Approve installing 5 master valves (landscaping)
- Approve installation of 3 battery operated valves (landscaping)
- Audit will be placed on September's agenda
- Need a more detailed analysis of tot-lot playground audit to determine if any items need immediate attention and how the project will be funded.

## **VTH 2018 GOAL LIST**

1. *Update interior of Pool House (**proposal in process**)*
2. *EV /Tesla - Solar Power (**proposal in process**)*
3. *Carport Updates & Treated for Termites*
4. *Update tot lot with soft surface throughout (no sand) (**proposal in process**)*
5. *Hardy Board replacing wood surfaces on homes with wood fronts*
6. *Updated Website (**in process**)*
7. *Monument Signs Replacement (**signage was painted - replacement tabled for later date**)*
8. *Hedging around entire community*
9. *Community Name Change (**under discussion**)*
10. *Rear Gates - enforcing one design to be used throughout community.*

## **NEXT MEETING**

Wednesday, September 26, 2018

Meeting Adjourned 7:49 pm