

THE HUNTINGTON VILLAGE TOWNHOMES, INC
General Session Secretary Notes
January 23, 2019

General Session Opened at 7:02 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>)	✓		
Mark Stone (<i>Secretary</i>)	✓		

HOMEOWNER FORUM (names omitted as requested - 2 members in attendance)

- Suggested to exchange trash cans in the park or add lids to avoid catching rain water and residents dumping excess trash there. Or a suggestion was made to add additional trash cans to help accommodate excessive trash

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- none

LANDSCAPE REPORT

- none

SOCIAL COMMITTEE REPORT

- Community social events are in the pre-planning stages for
 - Summer
 - Halloween
 - Christmas

SECRETARY'S REPORT / MINUTES

- 10/24/18 General Session Minutes (previously tabled) - approved
- 11/28/18 General Session Minutes - approved

TREASURER'S REPORT

- 11/30/18 Financial Statement - Approved
- 12/31/18 Financial Statement - Approved
- Management Billing 11/01/18 & 12/01/18
- Reclassification of Tree Trimming \$15,182.00 -motion approved to allocate from Reserves to Operating - (both accounts are for tree service)
- Draft Reserve Study

LIEN APPROVALS

none

GENERAL BUSINESS

- Homeowner Request for Reimbursement- Gas Line Tree Roots (previously tabled) - denied due to age of pipe, lack of clarity to confirm tree caused damage
- Southern California Edison Rate Increase will take effect March 2019
- Insurance Renewal Quotes
- Approve New Homeowner Welcome Letter
 - need to update Clubhouse rental
 - Trash cans need to be returned to patio by 9pm on trash day
- Certified Manager Disclosure
- Establish Goals 2019 - Tabled until after Annual Election

ITEMS NEEDING IMMEDIATE ACTION

- Landscaping Proposals - all returned to vendor for specific scope of work being provided in the proposals

VTH 2018 GOAL LIST (be updated in next regular meeting)

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

Annual Election - February 4, 2019 - 5:45pm

Board of Directors - Wednesday, February 27, 2019

Meeting Adjourned 7:42 pm