

THE HUNTINGTON VILLAGE TOWNHOMES, INC
General Session Secretary Notes
November 28, 2018

General Session Opened at 7:11 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>)	✓		

GUEST SPEAKER - Bryce VASCO SOLAR

- Proposal for solar pool heating
- Would use Clubhouse west facing roof - will see black panels on roof
- Will increase the pool season
- Can have 85° temp water 9 months of the year
- Polypropylene material - non toxic = safe to swim in
- Limited Lifetime Warranty on panels - American made
- Heat is regulated by temperature sensors on roof and at the pump
- Cash rebate from gas company for upto 50% of system cost
- Maintained annually (suggest in February or March)
- 5 year warranty on labor - (take pride in work and don't have roofs leak)
- Also can also instal solar electric in community to power lighting - about an 8 year payoff

HOMEOWNER FORUM (names omitted as requested - 4 members in attendance)

- Neighbor's Tree drops lemons - concerned about rats. Board noted that a letter had already been sent to the homeowner
- Concerns with marijuana Smoking on patio from neighbor

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- Application for satellite dish

LANDSCAPE REPORT

- Shutter replacement on unit where homeowner removed and discarded shutters. Cost to be covered by homeowner
- 11 Carports need wood repairs
- Request to Grind roots from removed tree on Cornwall
- Time to start seed, lyme, and fertilize park - November/December is best time
- Planting project is on hold (will be readdressed in 4 months in the spring)

SOCIAL COMMITTEE REPORT

- Christmas Party - December 21st
- Approve a budget of \$700 (hoping for a donation from Optimum to cover the remaining expenses)
 - Train - \$400
 - Santa - \$350
 - Food - \$200

SECRETARY'S REPORT

- 08/22/18 General Session Minutes - Approved
- 10/24/18 General Sessions Minutes - tabled - address for special vote cannot be included in the General Minutes

TREASURER'S REPORT

- 10/31/18 Financial Statement - Approved
- GL5245 - Water Bill - Seeing bill for September & October is almost double - Need to check if there was an increase in cost
- Reclassification of Operating to Reserves - approved

LIEN APPROVALS

Past due amount of \$2265 - approved

GENERAL BUSINESS

- Homeowner Request for Reimbursement- Gas Line Tree Roots (Tabled)
- Safe Park Impact Attenuation Tests - suggestions made, nothing required.

ITEMS NEEDING IMMEDIATE ACTION

- Inspector of Election required for upcoming election
- Majority Rules \$750.50 approved as Inspector of Election

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, January 23, 2019

Meeting Adjourned 8:30 pm