

HHA Board - Open Meeting Minutes – May 8, 2024

Date/Time: Wednesday, May 8, 2024 @ 7:19PM

Location: Clubhouse

Attendees: Alex Dusewicz, Mike Mize, Hank Bienkowski, Upendra Tyagi, Cathy DeBarberie (29 Hastings Court), Joanne Boyd (40 Cambridge Court), Melissa Pach (12 Wyndham Court), Jason & Dianne Clemonds (54 Somerset Court), Greg Bobick (117 Chapel Court)

Special invitees: n/a

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes: Motion made by Alex and seconded by Nike passed to approve the March 13, 2024 minutes. Motion made by Alex and seconded by Upendra passed to approve the April 10, 2024)
3. Treasurer's report - as of April 30, 2024
 - a. Common Operational - \$89,026.28
 - b. Townhome Operational - \$77,939.01
 - c. Common Reserve - \$160,265.60
 - d. Townhome Reserve - \$8,165.71
 - e. The Common and Townhouse Reserves are now 4% Money Market Accounts
4. Public Comment on Non-Agenda Items
 - a. In response to the question if our landscaping service was responsible for reducing the presence of stagnant water in the woods behind Cambridge Court, the Board noted that this was not the responsibility of the landscaping service, but that this concern could be addressed separately as a drainage project.
 - b. A resident expressed concern that the edge of the woods behind Wyndham Court is encroaching on the lawn behind Wyndham Court.
 - c. The residents at 54 Somerset Court asked the Board to check three trees located adjacent to their property and potentially in common ground.
 - d. A resident expressed concern regarding a tree branch that might extend over the chimney at 12 Wyndham Court.
5. Agenda Items
 - a. Approvals
 - i. Architectural Variance Request submissions - None
 - ii. Summary of Board decisions made since the last meeting
 1. Additional tree removal along Hawthorne Drive – The Board approved by email the removal by Beyond the Leaf of two additional dead ash trees at a combined cost of \$1,500. These dead common-ground trees were identified while Beyond the Leaf was onsite removing other trees under a previously approved proposal.
 2. Newsletter – The Board noted the newsletter was recently distributed.
 - b. Common Area Maintenance/Repairs
 - i. 23 Hastings Court Railing – The Board has lined up another vendor to provide a quote.
 - c. Landscaping
 - i. Drainage-line installation behind 28 - 33 Hastings Court – This work was completed in April 2024.
 - d. Tree Work
 - i. Hawthorne Drive – Completed April 23, 2024
 - ii. 12 Wyndham Court – Completed April 23, 2024

- iii. Conifer by the side entrance to the pool – A recent email to the Board requested that this tree be evaluated by a tree service company in the future.
- e. Clubhouse
 - i. Plan on making any necessary updates to the rental agreement/procedure - no action
 - ii. Clubhouse repairs – Waiting for a proposal from one vendor. A proposal will be solicited from a second contractor.
- f. 2024 HHA Board Election
 - i. Nomination forms have been distributed. Completed forms are due by Tuesday, May 14th. – The Board appreciates the ongoing work of the Nominating Committee.
- g. Pool
 - i. Status update – Fox Pool Management has begun the process of preparing the large pool for opening.
 - ii. Pool tags – The Board will be ordering the paper stock for the pool tags shortly.
- h. Recreation Area
 - i. Basketball court – A basketball backboard needs to be replaced.
- i. Management Agreement
 - i. 2024 property management proposals – After a discussion regarding the three property management proposals on hand, a motion, which was made by Hank and seconded by Upendra, passed to sign on for a one-year contract with the least expensive vendor, Trident Property Management. Note with respect to this agenda item, Alex recused himself from the Board discussion and vote.
- j. Reserve Study
 - i. Review/discuss preliminary report – After a discussion regarding the content of the draft 2024 reserve study, a motion passed to finalize the reserve study with some minor edits.

6. CLOSE OF MEETING– Open meeting adjourned at 8:36 pm