

HHA Board - Open Meeting Minutes – January 14, 2026

Date/Time: Wednesday, January 14, 2026 @ 7:15PM

Location: Clubhouse

Attendees: Mike Mize, Julia Robinson (Trident), Derek Sanchez (Trident), Kim Bobik, Greg Bobik (117 Chapel Ct), Trevor Tucker (137 Brookfield Ct), Bill Boyd (40 Cambridge Ct)

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING - 7:19pm
2. Review previous meeting's minutes (November 12, 2025)
 - a. Kim motioned to approve
 - b. Mike seconded
 - c. All voted in favor
3. Treasurer's report - bank account balances as of 11/28/2025
 - a. Common Op - \$ 88,002.35
 - b. Townhouse - \$ 4,667.25
 - c. Comm Res - \$ 220,921.59
 - d. Town Res - \$ 12,896.61
4. Public Comment on Non-Agenda Items
 - a. Trevor Tucker - 137 Brookfield Ct -
 - i. Reported that there is a dead tree leaning on another tree three-quarters of the way up the hill and across the stream from his house on Brookfield Court. He suggested that Derek (Trident) take a look to see if there is concern.
 - ii. Pond dredging suggested that 50 years since the pond was dredged and that trees near the CMP outlet of the pond should be reviewed.
 1. 2027 reserve study line item is Pond Dredge - Sediment Removal
 - iii. Referenced tree in swale - suggests it be reviewed for removal.
5. Agenda Items
 - a. Approvals
 - i. Architectural Variance Request submissions
 1. 2 Wyndham Court - replacement windows
 - a. No response from owner
 2. 6 Wyndham Court - shed
 - a. AVR incomplete, heard back from owner but they still need to submit a "complete" request for this shed. They are missing several items.
 3. Request for Gutter Guards at Hastings Court
 - a. The by laws do not provide the board capacity to force gutter guards to be installed but can enforce residents to keep gutters clean.
 - ii. Summary of Board decisions made since the last meeting

1. The Board approved cleanup of fallen trees and debris from fallen trees beside and behind 115 Chapel Court that fell during a period of strong winds.
 2. The Board approved renewal of the D&O insurance policy for the 2026-2027 policy period.
 - a. Note a 10% increase.
- b. Common Area Maintenance
- i. Brookfield Court storm drain - assessment following Aqua hydrant flushing
 1. Brookfield is up for paving, will include this.
 - ii. Sluice - assessment for necessary maintenance
 1. Have an estimate from Brogan, will revisit in the spring.
 - iii. Trees behind 115 Chapel Court
 1. Approval of Brogan proposal 12562 in the amount of \$505 for fallen tree removal at bottom of Aqua lane - to cut down remaining part of tree, clean up logs and debris and remove from site.
 2. Approval of Brogan proposal 12563 in the amount of \$2,330 for common ground tree removal - standing dead near pond - cut down standing dead oak tree, remove all logs and debris, flush cut stump. Removal of standing second half of ask tree - cut down and chip up limbs, remove all wood and debris, flush cut stump.
 3. Mike motioned to approve, Kim seconded, all voted in favor.
 - iv. Tree behind 40 Cambridge Court
 1. Trees removed on January 12, 2026. Work is complete.
 - a. William Boyd expressed appreciation and satisfaction with the work.
 - v. Hastings Court street light to the right of the cluster mailbox, across from 31 and 32 Hastings Court. Work order sent to an electrician to repair.
 - vi. Clubhouse stairwell - Mike - requested review of replacing bulb in clubhouse stairwell.
 - vii. Chapel Court sewer blockage - Homeowner has not updated the Board or Management on this situation; Aqua was called out to take a look at this.
- c. Clubhouse
- i. Flooring
 1. Three proposals received. The board would like work completed by the end of April. Derek (Trident) will contact Superior Custom Flooring and E. Baron for follow up.
- d. Pool
- i. Pool cover installation

1. Adult pool cover is new and has been installed - Pool company forgot to measure for the baby pool. They are 3-5 weeks out for installing the baby pool cover.
 - ii. Pool winterization
 1. Completed for both pools.
 - e. Signage
 - i. "No Soliciting" signs at the entrances
 1. n/a
 - ii. Pool Signage: "No Cigarettes, No Marijuana, No Vapes, No Alcohol"
 1. Kim suggested adding "No Pets".
 - iii. Dumpster Signage
 1. n/a
 - iv. Street Signs
 1. Management inspected street signs. The following courts need new poles and or/reset the pole:
 - a. Brookfield
 - b. Wyndham
 - c. Highland
 - d. Hastings
 - e. Chatham
 2. Hastings' sign needs to be replaced or straightened.
 6. Motion to adjourn the meeting.
 - a. Mike motioned to adjourn the meeting at 7:59pm.
 - b. Kim seconded the motion.
 - c. All voted in favor.
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7. Executive Session
 - a. Closed to the public to review legal matters and next steps with Homeowner Grievance Reports and delinquent accounts, etc.

Next Meeting – February 11th, 2026 @ 7:15pm