HHA Board - Open Meeting Minutes – March 11, 2026

Date/Time: Wednesday, March 11, 2026 @ 7:15PM
Location: Clubhouse
Attendees: Mike Mize, Alex Dusewicz, Kim Bobik, Trevor Tucker (137 Brookfield Ct), Greg Bobik (117 Chapel Ct), Joanne & Bill Boyd (40 Cambridge Ct), Pattie Sansom (10 Wyndham Ct), Jaime Boatright (46 Suffolk Ct), Scott Dieter (115 Chapel Ct), Melissa Pach (12 Wyndham Ct), Kate Barrett (14 Wyndham Ct)
Special invitees: Trident Property Management

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING - 7:17pm
2. Review previous meeting's minutes (January 14, 2026)
    a. Alex motioned to approve.
    b. Mike seconded the motion.
    c. All voted in favor.
3. Treasurer's report - bank account balances as of 1/30/2026:
    a. Common Op - $ 120,917.76
    b. Townhouse - $ 2,852.56
    c. Comm Res - $ 222,097.97
    d. Town Res - $ 12,965.28
4. Public Comment on Non-Agenda Items
    a. Joanne Boyd - Swale from 322 ends in a basin by Canterbury Ct and Gloucester Ct where a lot of natural damming is occurring. Will ask Trident to review.
    b. Melissa Pach - Wyndham Court - A neighbor is parking too close which causes issues coming and going as well as with snow plowing. A grievance was filed with Trident. The board will follow up with Trident.
    c. Trevor Tucker - Pond dredging concern believes we need a whole pond dredging, not partial. A new pine tree fell into sluice, both trees need to be removed.
5. Agenda Items
    a. AVR submissions
        i. 10 Wyndham Court - second floor window replacement and front door - need updated AVR form, COI, pictures of windows - pictures were sent to Trident.
        ii. 91 Canterbury Court - new deck, slightly larger - need information on deck changes.
    b. Common Area Maintenance
        i. Dead tree behind 137 Brookfield Court - Trident was to review, might be on Aqua property.
        ii. Trees at 115 Chapel Court - Need to know when Brogan will remove the dead trees that were approved in January. Will ask Trident to get more quotes and review the trees further.

c. Clubhouse
    i. Flooring - The board approved Superior Custom Flooring.
        1. Mike motioned to approve Superior Custom Flooring estimate number 10512 to replace the clubhouse flooring for a total of $7,661.24 (may not include tax) for an amount not to exceed $8,200.
        2. Alex seconded the motion.
        3. All voted in favor.
d. Pool
    i. Pool cover installation
        1. Baby pool cover - Installed, some water does need to be drained which Mike will do this weekend.
    ii. 2026 Pool Proposals
        1. Mike motioned that we accept Fox Pool Management proposal number 2 for a cost of $29,500.
        2. Alex seconded that motion.
        3. All voted in favor.
e. 2026 HOA Election Planning - 2026 Election Timeline:
    i. Tuesday, April 28th - Distribute nomination forms to residents
    ii. Tuesday, May12th - Nomination forms returned to Clubhouse mailbox
    iii. Tuesday, May 26th - Ballots distributed to homeowners whose dues are current
    iv. Tuesday, June 9th - Completed ballots due at Clubhouse mailbox by 7pm.
    v. Wednesday, June 10th - Election result meeting
    vi. Will solicit last year's committee to see who is available
    vii. Will ask Trident for resident information
f. 2026 Paving Projects - Chapel Ct and Brookfield Ct listed on reserve study. Trident getting estimates for this project. Concerns of the logistics for Brookfield Ct due to the steepness of the court.
g. 2026 Spring Yard Sale - Can Trident find out when Pinebrook is having a spring yard sale and we could schedule the same day.
h. Signage - Working on verbiage on pool and dumpster signs
    i. "No Soliciting" signs at the entrances
    ii. Pool Signage: "No Cigarettes, No Marijuana, No Vapes, No Alcohol, No Pets"
    iii. Dumpster Signage - Will ask if Trident has other properties as an example.
    iv. Street Signs - ask Trident for status

6. Motion to adjourn the meeting.
    a. Alex motioned to adjourn the meeting at 8:36pm.
    b. Kim seconded the motion.
    c. All voted in favor.

Next Meeting – April 8, 2026 @ 7:30pm