

HHA Board - Open Meeting Minutes – June 10, 2026

Date/Time: Wednesday, June 10, 2026 @ 7:30PM

Location: Clubhouse

Attendees: Alex Dusewicz (HOA President), Kim Bobik (HOA secretary), Mike Mize (HOA Treasurer), Greg Bobik (117 Chapel CT), Trevor Tucker (137 Brookfield CT), Pattie Sansom (10 Wyndham CT), Jackie Englehart (116 Chapel CT), Mike & Dawn Eiswerth (23 Windemere CT), Samantha Chubb (5 Wyndham CT), Charles Russell (27 Hastings CT), Catherine DeBarberie (29 Hastings CT), Nicole Kosits (23 Hastings CT), Audrey & Ryan Kenna (108 Chapel CT), Phyllis Mahers (83 Canterbury CT), Ryan Murtagh (8 Highland CT), Jacquelyn Wagner (9 Highland CT), Melissa Michels (21 Windemere CT), Michelle Walker (33 Cambridge CT), Beth Pook (141 Brookfield CT), Cindy Ziegler (118 Chapel CT)

Special attendees: Julia Robinson and Derek Sanchez of Trident Property Management

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING - 7:30PM
 - a. Alex motioned to open the meeting.
 - b. Mike seconded the motion.
 - c. All voted in favor.
2. Review previous meeting's minutes (May 13, 2026)
 - a. Alex motion to approve the minutes.
 - b. Mike seconded the motion.
 - c. All voted in favor.
3. Board election
 - a. Election results
 - i. The election committee mailed out 142 ballots. 50 ballots were returned.
 - ii. Kim Bobik - 42
 - iii. Charles Russell - 38
 - iv. Melissa Pach - 33
 - v. Mike Mize - 24
 - vi. Trevor Tucker - 19
 - vii. Alex Dusewicz - 16
4. Treasurer's report - bank account balances as of May 29, 2026. (Bank statements are not received until the end of each month, therefore the Treasurer's report is a month behind monthly board meetings).
 - a. Common Operations Fund (0.01% interest) - \$127,353.10
 - b. Townhouse Operations Fund (0.01% interest) - \$7595.13
 - c. Comm Reserve Fund (3.09% interest) - \$224,314.71
 - d. Town Reserve Fund (3.09% interest) - \$13,094.69
 - i. Transfer not completed yet for reserve fund transfer. Mike motioned to move \$104,000 from the common reserve fund to the common operational fund in anticipation of the upcoming paving work by JENA
 - ii. Alex seconded the motion.
 - iii. All voted in favor.

5. Public Comment on Non-Agenda Items

- a. Trevor Tucker - There are 5-6 trees between pond and stream that need to be addressed prior to any dredging. Presented a proposal for Martin Tree Services to remove 2 large tulip poplar trees across the creek. Julia proposes the new board walk the area of concern. Kim suggested Harlan Tree be contacted for proposals. Derek will follow up.
- b. Beth Pook 141 Brookfield - Her backyard backs up to the hill and Brogan when they mow do not get the weeds. Over the years the hill has become a mess. Derek will discuss with Brogan. Concerns of a hound dog howling every morning, the home owner will need to contact the township.

6. Agenda Items

a. Architectural Variances

- i. Request Submissions
 - 1. 8 Highland CT - fence - need plot plan
 - a. The homeowner will provide.
 - 2. 14 Wyndham CT - replacement windows
 - a. Alex is concerned that the last line item still says white. Trident will ask for confirmation it will be brown.
 - i. Kim motioned to approve the replacement windows.
 - ii. Mike seconded the motion.
 - iii. All voted in favor.

b. Common Area Maintenance

- i. 23 Hastings - rail and walkway repair
 - 1. Pristine Green proposal for \$3,927.27
 - 2. Will have an off-line conversation with the home owner about the cost and coverage. Julia will reach out. Need to review governing documents to see who needs to cover the cost.
- ii. 2026 Paving Projects
 - 1. Chapel Court & Brookfield Court
 - a. Paving scheduled for the week of June 20th.
 - i. Mike will reach out to JENA tomorrow to find out which court will be first to be paved.
 - b. JENA will facilitate what is needed for residents to get from their home to Hawthorne Drive. Mail delivery will be impacted.
- iii. Clubhouse Flooring Project
 - 1. Flooring installed May 27th and 28th.
 - 2. A request was submitted to the fire department to get max capacity for the clubhouse.
- iv. Handicap parking spaces in Wyndham Court and white line striping in front of 11/12.
 - 1. 14 has a handicap spot
 - 2. Need communication with 11 that providing a handicap spot is satisfactory prior to painting the white striped rectangle. Tabled to July meeting or will work through email. Trident will contact their

- line striper for the one new spot.
 - v. Brogan projects: Wyndham Court dead trees removed; 322 swale clean up completed.
 - 1. Stump removal needs to be scheduled and will need to ask residents to vacate the parking lot again.
 - c. **50th Anniversary of Culbertson Run**
 - i. Community party at Clubhouse- food trucks, games.
 - 1. Kim will pull together a committee.
 - ii. Tentative date - October. Need to see what other festivals are occurring at that time.
 - d. **2026 Pool Season**
 - i. Pool issues - Fox Pool Services lifeguard staffing
 - 1. Trident reached out and got a sub-optimal response. Trident will ensure we get a reimbursement for each closed day. Will review with the new board to see what we can do to have a 'swim at your own risk'. We will be holding Fox Pool accountable to the contract we signed. A homeowner suggested we get an AED installed. Concerns of a locked gate were mentioned.
 - ii. Lifeguard - is he checking passes (sign in book around the corner)
 - 1. Work with lifeguards to ensure they understand our practices.
 - iii. Extra lifeguard for clubhouse rentals during pool season. Fox seemed concerned about the upcoming party.
 - 1. Any parties using the pool with greater than 10 attendees need an extra lifeguard.
 - 2. Lifeguards would not have to be through Fox. Residents would pay for the lifeguard.
 - iv. Pool party - tentative date - second week of August. Kim will pull a committee together to host a pool party.
- 7. Motion to adjourn the meeting - 8:34PM.
 - a. Alex motioned to adjourn the meeting.
 - b. Mike seconded the motion.
 - c. All voted in favor.
- 8. Executive Session
 - a. Closed to the public to review legal matters and next steps with Homeowner Grievance Reports and delinquent accounts, etc.

Next Meeting – July 8, 2026 @ 7:30pm