

HHA Board - Closed Meeting Minutes – July 8, 2026

Date/Time: Wednesday, July 8, 2026 @ 7:30PM

Location: Clubhouse

Attendees: Kim Bobik, Charles Russell, Trevor Tucker, Mike Mize, Greg Bobik (117 Chapel CT), Mike & Dawn Eiswerth (23 Windemere CT), Catherine DeBarberie (29 Hastings CT), Melissa Michels (21 Windemere CT)

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

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING - 7:30PM
 - a. Kim motioned to open the meeting.
 - b. Trevor seconded the motion.
 - c. All voted in favor.
2. Review previous meeting's minutes (June 10, 2026)
 - a. Mike motioned to approve.
 - b. Charles seconded the motion.
 - c. All voted in favor.
3. Board election
 - a. Post-election reorganization of Board positions
 - i. Charles motioned to elect Kim as President.
 - ii. Trevor seconded the motion.
 - iii. All voted in favor.
 - iv. Charlie motioned to elect Trevor as vice president.
 - v. Kim seconded the motion.
 - vi. All voted in favor.
 - vii. Kim motioned to elect Charles as secretary.
 - viii. Charles seconded the motion.
 - ix. All voted in favor.
 - x. Kim motioned for Mike to be treasurer.
 - xi. Trevor seconded the motion.
 - xii. All voted in favor.
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
5. Public Comment on Non-Agenda Items

- a. Mike Eiswerth - Questioned when the checks from the clubhouse drop box are picked up. Trident picks up at least twice a month.
- 6. Agenda Items
 - a. **Architectural Variances**
 - i. Request Submissions
 - 1. 22 Windemere Court - fence
 - a. This AVR was approved in the executive session.
 - b. **Common Area Maintenance**
 - i. 2026 Paving Projects
 - 1. Chapel Court & Brookfield Court - Completed
 - ii. Handicap parking spaces in Wyndham Court
 - 1. Plan to contact a resident who has a handicap placard but has yet to request a space.
 - 2. Mike suggests trying not to lose more than 1 spot.
 - 3. Snow removal in that corner of the Wyndham Court parking lot should be done manually and not with a plow truck.
 - iii. Clubhouse light downstairs needs replaced
 - 1. Charles will replace the light fixture.
 - iv. Wyndham Court - inappropriate items left in dumpster area
 - 1. Mike suggests items behind the dumpster should be disposed of weekly as space in the dumpster allows.
 - v. Hastings Court - Shrubs in front of townhomes, around mailbox, need to be cut down to be about 3 feet high.
 - 1. Brogan will prune these shrubs next week.
 - 2. The Board is looking to remove the shrubs.
 - vi. Brogan projects: Wyndham Court stump removal was completed.
 - 1. Mike indicated that the short notice was inadequate.
 - c. **2026 Pool Season**
 - i. Pool party - tentative date August 15 or 22
 - 1. Will plan on August 22
 - 2. Need to test the screen, projector, pool lights, floating pool lights, and speakers.
 - 3. Will need to extend hours for a lifeguard.
- 7. Motion to adjourn the meeting - 7:58 PM.
 - a. Kim motioned to adjourn the meeting.
 - b. Mike seconded the motion.
 - c. All voted in favor.
- 8. Executive Session - was held at 6:30 PM
 - a. Closed to the public to review legal matters and next steps with Homeowner Grievance Reports and delinquent accounts, etc.

Next Meeting – August 11, 2026 @ 7:00 PM