

MEETING MINUTES

Huntington West Homeowners Association Annual Membership Meeting Wednesday, May 11, 2011 7 P.M. Station 18

Current Huntington West Homeowners Association President Steve Carbin the meeting to order and welcomed members. Steve thanked the 17 members (plus Board) for attending and thanked the folks at Station 18 for allowing our HOA the use of their beautiful new facility. Steve thanked everyone who voted in the recent elections and introduced the new/current Board members. Complete election results are as follows:

Newly elected 2010-2011 Board officers are:

Steve Carbin – President
Kelly Evens – Treasurer
Susan Powell – Secretary

Compilation of votes received:

For President: Steve Carbin – 63 votes
Mark Miller – 3 (write-in) votes

For Treasurer: Kelly Evens – 66 votes
Mark Miller – 1 (write-in) vote

For Secretary: Susan Powell – 52 votes
John McNeal – 13 votes

Steve reminded members that the By-Laws of the Association call for a Board of Directors consisting of at least four members. The By-Laws require elections for only the three offices of President, Treasurer and Secretary, but provide for the addition of any other officers or members deemed appropriate by the Board's elected officers. Subsequent to the Annual Membership Meeting, the Board will be adding a fourth member to assist with the management of the neighborhood. At present, that process has been postponed due to the unexpected illness of Steve Carbin. Stay tuned to the HWHOA web for further details and updates.

President's Report

Steve updated members on recent improvements to pool and playground: playground equipment was pressure washed, sanded and sealed. Fresh new sand was added to playground. Minor pool repairs, pressure washing and conditioning were completed for upcoming pool opening on May 14. A large capital expense was the much-needed repair of our tennis courts: total resurfacing and repair to 4" cracks, total costs of repairs totaled \$15,345.00. The tennis courts have been in need of resurfacing for several years and are now in great condition, being enjoyed by many more members now.

Opening Day Celebration for the pool will be Saturday, May 14. Steve outlined upgrades to computer system that controls our key card entry to the pool gate – no new cards will have to be issued, except to new members who did not pay dues last year. Current members will have present key cards activated once dues are paid and recorded. Members were asked to sign up to help with set up, grilling and clean up for the pool opening.

Steve addressed an anonymous letter mailed to Chief Bill Myers, Gwinnett County Fire Chief. Ridiculous and false allegations were made to the Chief that the HWHOA deferred money for the pool key card system away from unknown efforts to install speed bumps. Steve reported that Chief Myers was gracious about being the target of an anonymous letter – and that neither Chief Myers or the HWHOA would lend

any credence to letters from cowardly individuals who don't have enough integrity to sign their own names.

Note: speeding issues in the neighborhood and proposed ways to resolve them are discussed each and every year at HOA annual meetings - last year's meeting was no exception. At the 2010 meeting, members were provided with printed copies of Gwinnett DOT request forms to ask for County intervention and were asked to sign up to form a committee to study possible options. To date, many members have raised concerns year after year, but have failed to follow through with any possible options or suggestions. The Board in 2010 and once again this year reiterated that the HOA will support speed bumps or any other alternative brought forward by homeowners, but a tremendous amount of work is required to obtain the approval of all affected homeowners who will be assessed by Gwinnett County for the cost of speed bumps. Any member(s) interested in taking on the responsibility for such a project welcomed and encouraged to contact the Board to volunteer.

Treasurer's Report

Kelly Evens offered printed copies of the current financial reports for the HWHOA – complete financial statements are posted monthly on the HWHOA web. Financial reports include recent expenditures for pool/playground improvements and tennis court repairs.

Kelly reported of the 230 homes in Huntington West, 145 are now mandatory members (only 85 original and/or pre-1998 owners left who are not mandatory). Homeowners who are not mandatory are encouraged to pay Junior membership dues in order to contribute to the upkeep/taxes for the neighborhood facilities and to be able to vote on Association issues.

Kelly gave specific details for activating pool key cards when dues are paid - extra key cards or replacements for lost key cards are available for \$10. Dues are considered delinquent as of June 1 and members will be assessed late fees. Only new members need to come pick up a key card at the pool – current key cards for current members will be activated anew as soon as 2011 dues are posted as paid by Heritage.

Kelly formally advised members of the anticipated need for a slight increase in dues for next year – in the spring of 2012. The Board has worked to hold expenditures down and keep dues the same once again this year, but was forced to spend funds required to complete necessary and long-overdue permanent repairs to the tennis courts. In addition, the Association is expecting pool capital expenditures for the upcoming year and has experienced increasing costs for everything from service contractors, utilities, taxes and insurance to legal and property management fees. Kelly reminded members that dues in Huntington West have remained the same for the past four years and are some of the most reasonable in our area. According to our HOA's By-Laws, the Board may only raise dues 10% per year. Based on our current dues of \$370, the maximum increase in dues for next year will be \$37 – a little over \$3 per month. Although the increase amount has yet to be determined, Kelly reminded members that the maximum dues for 2012 will be \$407. Members also asked the Board to consider raising Junior dues as well (Junior dues are currently \$90 per year). The Board will be preparing a comparison of the representative amenities and dues for neighborhoods in our area to highlight for members the relative value of homeowner dues in Huntington West.

Secretary's Report

Susan Powell provided a few printed copies of the Minutes of the last Annual Meeting on April 29, 2010 – minutes of last year's meeting have been posted all year on the HOA web. Minutes were approved as written and as posted on the HOA web by membership present. Minutes of several other past meetings are available on the web and minutes of this meeting will be added when completed. Susan will be sure to include a formal announcement about the anticipated need for a slight increase in dues for 2012 in the minutes as well as in the upcoming newsletter.

The Opening Day Celebration for the pool is scheduled for this week: Saturday, May 14. The cookout/party will be held from 11 a.m. until 3 p.m. and all homeowners are welcome. After the party, the pool will be locked and then available afterwards to paying members only. Susan asked for members to sign up to help with food, set-up, grilling, clean up etc. on Opening Day at the pool. Publix manager

Glenn Tawney has agreed to organize our food order for the party again this year – and the HOA appreciates his assistance.

Susan reminded members that the HOA does not actually organize the graduation sign for the front of the neighborhood – it is up to individual parents of graduates to organize and pay for the sign each year.

Susan updated membership on the procedures the Board is continuing to employ to try to stay on top of HUD homes in the neighborhood and to make certain they are maintained until they are sold to new owners. Several homes have been sold to great families who have restored them to live in our thriving neighborhood, but several other foreclosures are expected to follow.

Note: Huntington West has been at the maximum number of homes leased (per the Fifth Declaration) since July 2009. No new leases may be approved until a current lease expires – Board approval is required. The HWHOA will hold accountable any homeowner trying to circumvent the lease maximum. The HOA's lawyers have advised fines for any homeowner violating the protections of the Fifth Declaration will be significant.

Susan advised members that the Covenants Chairs (Robyn McGrew and Val Moore) are doing a great job making sure our neighborhood is well-maintained – new volunteers are always welcome on the Covenants Committee. Susan thanked the Covenants Committee and the Architectural Control Committee for their dedication to making sure Huntington West looks great after 20+ years. The Architectural Control Committee has received 30-40 approval requests this year – thanks to all homeowners who have followed the required procedure for approval for changes to the appearance of the home. Kelly Evens reminded members the HOA owns a pressure washer that can be rented for \$10 per day for members/\$25 per day for non-members of the HOA – the pressure washer currently resides at Kelly's house.

“Yard of the Month” begins anew for the months of May through September. Four winners are selected each month (one in each phase of the neighborhood) - Block Captains (in other phases) judge each month and winners will each receive a \$25 Home Depot gift card for their efforts.

Susan updated members on the recuperation of Mr. Alton Jones (4026 Avonlea Court) and asked members to sign up to provide meals, lawn maintenance and other support as needed by contacting Phase Three Block Captain Julie Jansen (jmjansen@bellsouth.net) or 770-932-3755.

Susan asked members to help keep pots of flowers on corner arbors watered this summer. Herb McGrew has looked into the tax liens posted recently on the corners. It is believed these common areas were owned by Garen McDonald (one of the original builders in Huntington West), who is apparently delinquent on his taxes. According to Herb, no one stepped up to pay the taxes owed on these corners because they are currently deemed unfit for building, so it is unlikely the County would be able to do anything with them, even if the County seizes them from Garen.

Old Business

Member Yvette Taylor asked what action, if any, the HOA could provide to assist with a barking issue with her neighbors' dogs. Steve advised members that issues such as this must be resolved between the individual homeowners and suggested that Yvette first try to reason with her neighbors. He suggested that she make a report to Gwinnett County Animal Control as a last resort, if she cannot resolve the issues with her neighbors.

New Business

Member Wendy Reagin requested that the Board advise members now of an anticipated dues increase for 2012, in order to be able to plan accordingly for the maximum \$37 increase over the next 12 months. Steve agreed and Susan had already mentioned it would be included in the upcoming newsletter and the meeting minutes – both which will also be posted on the HOA website.

Member Wendy Reagin inquired about the possibility of another neighborhood-wide garage sale. The Board encouraged her to organize it herself, as she did last year. Wendy was not certain she has the time to organize and will give it some thought – members interested in organizing a garage sale are encouraged to contact Susan and/or Wendy.

Member Liz Shelton (original owner) asked if junior dues paid will be transferred to the new owner of her home. Susan advised the new owner will be mandatory (any new owner since 1998 is automatically mandatory).

Member Mark Miller asked for suggestions on how to deal with the hazard of drivers he has noticed pulling into the turn lane into Huntington West to make cell phone calls, get directions, etc.

Member Matt Valestro asked if any other homeowners had experienced repeated burglaries, as he reported he has endured recently. Upon further discussion of specific details, The Board and members present concluded Matt's recurring break-ins were most likely personal in nature and he should follow up with Gwinnett County law enforcement to resolve.

Closing remarks/meeting adjourned

Steve thanked those who voted for the new Board officers and asked for continued support during the upcoming year. He reminded members he is always available by phone, but asked that homeowners not call his home after 8:30 p.m. in respect of his family.

Hearing no further business, the meeting was adjourned.