

**MEETING MINUTES**  
**Huntington West Homeowners Association**  
**Annual Meeting – April 30, 2009**  
**7 PM**  
**New Branch Community Church**

HWHOA President David Hamby called the meeting to order and welcomed all members – close to 70 present. David reminded members of the rules for the meeting and directed them to the printed agenda provided.

David thanked those who voted for the present Board and pledged to work for all members – even those who did not support him in the election. Election results were provided and are also available on the web. A total of 114 ballots were received. Doug Calvert, David Hamby and Brandon Spitler were present while Val Moore tallied the votes. Out of the 114 ballots, 14 were invalid due to either the homeowner not being a member of the association or the homeowner's account not being in good standing with the association. The 100 valid vote totals are as follows:

For the position of President:

David Hamby received 81 votes

Doug Calvert received 19 votes

Rick Heffner received one vote as a "write in"

For the position of treasurer:

Val Moore received 96 votes

For the position of secretary:

Susan Powell received 82 votes

Brandon Spitler received 18 votes

David introduced Treasurer Val Moore and Secretary Susan Powell. He also introduced new Board member Chip Bradley, who was appointed by the present Board to assist with running the Association. David explained that the By-Laws of the Association require elections only for President, Treasurer and Secretary, but provide for Board appointment of any additional officers to assist, as needed. Chip has lived in Huntington West for several years and has offered his skills and knowledge as a professional contractor.

Minutes from the October 2008 HWHOA membership meeting were approved – as posted on the HWHOA web site and published in the fall 2008 newsletter.

Treasurer Val Moore provided a detailed Treasurer's report including the following:

- A recap of 2008 expenses and capital expenditures, including new siding on the pool house, new pool furniture, new cabinets in the restrooms, new sand in filters, new water fountain, repairs to the tennis court.

- Val distributed copies of the 2009 budget, including an approximate \$9000 surplus. Some funds (estimated to be at least \$15,000) will be earmarked for re-surfacing the pool in 2010. This anticipated expense is one of the major reasons the Board chose to raise dues slightly in 2009, rather than assess homeowners individually for this and other costly repairs or expenditure in the future. Changes in federal guidelines require that the HOA make mandatory safety modifications to pool drains – at a cost of \$500.
- Security cameras at the pool have reduced expenses as a result random vandalism. Upgrades to the security system and a replacement camera/camera mount totaled \$1500 – the first upgrades and improvements needed for the existing system. The system captured some youths climbing the fence to enter the pool and photos were available at the meeting in hopes residents might recognize the trespassers.
- Val assured members that the Association is sensitive to the need to be conservative with HOA funds and flexible on non-essential services. Val provided a list of regular services billed to the Association, including landscaping, pool maintenance, pest control, utilities and property management services. Val negotiated with ATT to reduce phone and internet costs at the pool by \$60 per month without reducing the level of service (internet is required for security camera monitoring, but does provide members with free Wi-Fi at the pool as a result. Members may register for Wi-Fi use via the HOA web site).
- In response to questions about whether a management service company was a necessary expense to run the Association, Val provided a printed list of the services provided to the Association through Heritage Property Management Services, Inc. **Note:** Copies of the Proposed 2009 HOA budget and copies of the document detailing all the services provided to the Association by Heritage Property Management Services, Inc. are available from any Board member and will be posted on the HOA web site.
- Val outlined expenses budgeted for social events such as pool parties and Fall Fest – opinion seems split among members as to whether we should reduce costs during the current economy. Rather than cancel social activities enjoyed by many of our families, the Board will seek to obtain more volunteers to assist with the Fall Fest and other parties. The current Board feels we are best served by offering opportunities for families to enjoy activities with neighbors and friends. Volunteers should contact any Board member to help plan events.
- Val cleared up misconceptions that the 2008 Board utilized HOA funds to make tennis court improvements for an outside ALTA team. The Board was approached by a member who plays ALTA about permission to host an ALTA tournament on our courts. Once granted, ALTA officials requested a number of additions standard for ALTA play: more benches, a scoreboard and some minor repairs to the court surface. The surface repairs were made because they were

necessary for members to play, but the Board did not install a scoreboard or more benches. However, there is still some low level of interest among members to form our own ALTA Team in Huntington West. Since we are a "swim-tennis" development, we want to offer tennis players in our neighborhood the same attention to needs as we do swimmers – we will revisit the need for a scoreboard and any other improvements if we ever form our own ALTA Team. Interested individuals should contact Val Moore (770-945-6286).

- During the recent elections, the Board received complaints from a few vocal individuals who considered Board members performing services for the Association to be a conflict of interest, so Val addressed the Board requirements for making decisions about expenditures. The Board is not required to take bids for services or expenditures – especially small ones – and the Board has faith in David Hamby's abilities and professional integrity. Association attorneys have verified that there is no conflict of interest if the rest of the Board chooses to hire David and it is in keeping with Georgia Code for non-profit organizations. However, as a result of the contention of impropriety by a very few, David has contracted out small jobs (such as spreading pine straw, etc.) to get the pool ready for opening. Even though this practice may satisfy those who complained of impropriety, it has resulted in increased costs to the Association since David provided much of his own work at no cost to the Association. By the same token, Board Secretary Susan Powell has cleaned the restrooms at the pool for several years – and no one complained of impropriety until the recent elections. Susan cleaned the restrooms for the same fee quoted by a local contractor and did not charge the Association for additional services not offered by our pool contractor or the other cleaning services (checking the pool restrooms nightly, spot cleaning nightly, purchasing and stocking paper products, purchasing and stocking cleaning supplies, straightening deck chairs, putting out trash for collection, etc.) Val reiterated that the Board was happy with the cleaning services and does not consider this to be a conflict of interest, according to the Association's attorneys. However, Susan offered to step down if the Board found a suitable replacement without increasing the cost to the Association (our pool contractors would have charged more for the expanded services). Val informed the members that the Board would entertain bids from any interested members. **Note:** although several members present asked to be considered for the pool restroom job, only one responded to repeated reminders to submit a bid prior to the pool opening on May 9. Subsequent to the pool opening, the Board contracted with HWHOA member Trish Turner to take over the cleaning service for the pool restrooms. Any member of the HOA is encouraged to let the Board know of any talents or skills they possess – we are more than happy to try to use contractors or business owners in the neighborhood, when there is a job to be done.
- Val explained that the legal fees we have incurred as an Association have helped us to collect monies due the Association, including delinquent dues and fines for covenants compliance. To date, we have been awarded \$27,000.00 in back dues and fines through the courts when we have pursued delinquent

homeowners. In addition, we have been able to collect \$16,000 in back dues and fines by filing liens, garnishments and sending letters from the attorneys warning of pending suits if the delinquent balances are not brought up to date.

- Val updated members on the pool opening and the process we will use again this year to pay dues, pick up keys and how to get keys afterwards from Heritage.
- In closing, Val reminded members that the Association's financial statements are posted on the web and are always available in print (upon request) from Heritage.

David Hamby updated members on the issues still pending with Red Oak Sanitation – they reneged on their agreement to reimburse the HOA per household. Repeated calls the Red Oak's CEO have been fruitless, so we have washed our hands of Red Oak and will not do business with them again, regardless of the final decision made by the County on its pending Solid Waste Plan.

Speeding continues to be an issue and was a topic of discussion once again Conversation. David asked the County to come assess the feasibility of installing stop signs at the bottom of the hill on Huntington Hill Trace – they declined. Members discusses all the ways we, as homeowners, should take care to watch out for our own children, neighbors and animals by either reporting or respectfully confronting speeders to ask for their cooperation to keep our neighborhood safe.

Secretary and Covenants Committee Chair Susan Powell announced prizes for 2009 "Yard of the Month", donated by local merchants – thanks to our neighbor Jay Turnbow. Prizes for each winner (one winner in each phase May through September) include:

- \$25 Home Depot gift card from the HOA
- \$25 gift certificate from The Fieldhouse
- \$25 gift certificate from Dos Copas
- Gift card for 10 free wings at Buffalo's Southwest Café
- Gift certificates for free oil change or free tire rotation from Joey Watkins Auto

Susan gave updates on the steps the HOA is taking to try to control the impact of foreclosures in our neighborhood – complete details have been included in the last two newsletters. Several of the homes have actually been purchased by motivated homeowners who want to love and thrive in Huntington West. A few of the homes now vacant have yet to formally go into foreclosure, so there is a "limbo" of sorts until the bank actually takes possession of the territory. Once the bank takes over, we can pressure the bank to maintain the property. Meanwhile, the HOA is at risk by going onto private property to mow lawns, etc.

Susan reminded members lawn maintenance issues will now be cropping up with spring fully on us. The Covenants Committee members will be driving through the neighborhood to take note of homes in need of lawn maintenance issues, mailboxes in

need of repair and other covenants "curb appeal" issues. The Covenants Committee is always open to any new volunteers – just call Susan to sign up.

Susan passed out a full Covenants Update (attached) and highlighted the common compliance issues seen most often – failure to seek required approval for paint colors, roof colors, garage doors, additions, etc. Boats, trailers, and campers may only be on the property for 24 hours to prepare for an outing. The HOA's attorneys have verified that the Association has every legal right to require that satellite dishes are located in the rear of the home, not visible from the street.

A member asked if the Association had ever considered changing to a more readily available design of mailbox, since ours is custom and not available from any retailer. David explained that the instructions for constructing or repairing a mailbox post is on our HOA web site – members can make their own or hire someone to make a replica. Since our covenants require all mailboxes to be identical, a change would require all homeowners to incur the cost of a change and installation. Val suggested we ask the homeowners for input, so Susan said we will float the idea in the upcoming newsletter and ask members for input – pro or con. If there is enough interest, we will put it to a neighborhood vote and the majority will determine the outcome.

Susan passed around sample letters used by Heritage to alert homeowners of a covenants compliance issue and asked if there were any ideas to change the verbiage – although we often hear complaints from homeowners who have actually received the notices, no changes were offered by members present at the meeting or afterwards (Note: members were requested to send in any ideas for changes – none have been received.)

Susan asked members to think about whether our long-standing "Safe House" program has outlived its usefulness or relevance, now that kids all seem to have cell phones and neighbors don't all know one another as well as we did when the neighborhood was new. We will detail the issue in the upcoming newsletter and ask homeowners to weigh in via the website – we'll base our decision to continue or discontinue on homeowner feedback.

Susan is planning a newsletter soon and would like to include info about kids, community, etc. Please send all info to Susan.

Susan updated members on the dire situation one of our members, Marion Harmon, currently finds herself in (Marion was Co-Chair of our Fall Fest last fall). Marion has experienced a horrific series of tragic events: loss of a partner, loss of her job (and insurance), then a massive stroke. Homeowners have responded to a personal e-mail sent out by Susan last month and have assisted Marion by bringing meals, donating groceries, etc. for Marion and the young people living with her to assist her in her rehabilitation. Unfortunately, Marion has now been living in her home with no power or water – and anticipates eminent foreclosure. Member Bill Lewis made a motion that the Board look into ways to assist Marion and use HOA funds, if necessary, to protect

her life until she moves to her son's home next month. The motion received a second and members there voted by affirmation. New Huntington West homeowner Anne Marie Rapuano volunteered to assist – she is a social worker for DFACS.

Follow-up: Anne Marie accompanied Susan to Marion's home on several occasions and assisted Marion to get much-needed medicines and services. Susan asked Marion to specify her immediate needs - many members responded by also offering to assist Marion personally. After investigating a number of possibilities, the Board presented Marion with a gift card for groceries and for gas for her car to get to/from the doctor. Marion expressed gratitude to the entire Association for all the support and compassion she has received. Marion has now moved to be with her son in Smyrna and her home is one of the recent foreclosures.

David asked for "Old Business" and for "New Business" – hearing none, he declared the meeting to be adjourned.