

## HHA BOD Minutes Jan 26, 2010

1. **Called to Order: 7:32 PM**
2. **Members Present: Katrina Thack, BJ Barrett, Mike Larkin, Ed Kokoszka**
3. **Minutes of Meeting: Minutes of November, 2009 minutes were read and approved. No meeting was conducted in December 2009.**
4. **Finance Report:**

|                      |                    |
|----------------------|--------------------|
| <b>Common Funds</b>  | <b>\$15,079.68</b> |
| Townhouse            | 7,044.77           |
| Common Funds Reserve | 22,366.69          |
| Town House Reserve   | 4,277.67           |
| CD DNB               | 12,053.86          |
| CD DNB               | 11,902.62          |
| CD DNB               | 11,847.08          |
| <b>Total Funds</b>   | <b>\$84,572.37</b> |

**Outstanding Dues: Thirty Three (33) homes have a total of \$18,265.46 due the association in back dues. Letters have been/are being sent to the appropriate homeowners requesting payment or payment arrangements to which they will adhere. If such payment not received, legal action will be taken.**

### 5. **Committee Reports:**

***20 10 Budget*** – A Budget committee consisting of Mike Larken, Jim Mesiti, Ed Kokoszka and BJ Barrett, along with our bookkeeper Adam McBride, met in early January to develop a proposed Budget for the year 2010. This budget was reviewed and approved at the January board meeting. No dues increase was recommended and approved.

***Architectural*** – A proposal for an addition to 105 Glouster Court has been given to the Architectural Committee for review and approval. Plans will then be submitted to the Township by the owner of the property for Township approval and permits.

***Maintenance:*** A retaining wall was replaced between 19 & 20 Wyndham Ct. Cost was divided between the homeowners and the costs for this project were divided between the homeowners and the Association.

To clarify last months report on New Street signs, the cost for these signs will be evenly divided by the total number of homes in the development and each homeowner assessed accordingly. The cost for these signs is still under investigation.

***Website*** – Our Web Master continues to update and improve the site.

***Newsletter*** – Will be out by mid-February.

***Social Committee*** – No report.

***Pool*** –Reviewing cost to repair & paint deck. (In progress) A new Two (2) year pool contract with Progressive is forthcoming for our review and approval. Historically, the contract has always been on a one year basis however, they are proposing a two year contract with minimal or no increase in costs.

***Welcoming Committee*** – We are looking for volunteers to perform the function of a “Welcoming Committee”. If you have interest or would like to know more, please contact a board member and make your self known.

***Block Captains*** – No report

***New Business*** - A new gardener will be interviewed with the intent to hire and have available beginning in April 2010.

A motion made, seconded and with unanimous approval, agreed to engage the expertise of a contractor or contractors who might be willing to give

**us advise as to how we might enlarge and totally refurbish or rebuild the existing club house.**

**A motion was made, seconded and an approval vote taken to look into the cost of repairing the Tennis Court fencing**

**Adjournment: 8:24 PM**