

## **Huntington Hills Inc Annual Meeting**

### **January 16, 2024**

- **Meeting called to order 6:30 pm**

- **Attendance**

The annual meeting started with introduction fo all neighbors in attendance.

11 voting homes in person: Thomas Hill + Antonia Orlando (Hoffman), Steve + Jane Wilde, (Hoffman) Bedey Lyons + Greg Flanders, Christine Norris (Dogwood Lnne , Bruce Crane (HHN), Larry Merrill, (HHC), Wayne Scheuing, Richard Oxley (HHC), Danielle Lepel (105 Conifer), Ed Stevens (491 Hoffman), Olivia Dioguardi (147 SpVD), Domnika Ruggeri (590 Hoffman, husband in person)

5 voting homes on Zoom: Adam Stein (SpVD), Jonathan Wells, Emma & Alex Norris, Theresa Kennedy, Susan Kramarsky (husband Larry Merrill in person), Kiblers (HHC)

6 voting Board Members: Sam Ruggeri (590 Hoffman), Jeanne Colombo VP (HHC), Dave Eckert Treasurer (HHC), Lisa DeLouise secretary (SpVDr), Gary Horwitz (Rainbow), Corey Sapp (Hoffman)

1 vote via email: Don Becker (HHC)

#### **Voting Quorum**

- By-laws state one-third of the membership constitutes a quorum. There are 65 homes so 22 homes represent a quorum. However, at the time of this meeting there were 11 homes in arrears (did not pay 2023 annual fee), so they lose their voting right. Therefore, 54 homes can vote and 16 homes are needed for a quorum. At this meeting we had an official quorum with members from 23 homes (11 homes + 5 homes on zoom + 6 board members + 1 vote provided by email).

#### **Supervisor Andrae Evans (6:32 pm arrived)**

- Supervisor Evans is a resident of Irondequoit for 30 yrs. He was born in Louisiana. Worked in the sugar cane industry. Mr. Evans was a good student, but was not allowed to go to college. He tried, but lost 2 scholarships. He visited family living in Rochester that encouraged him to go the University of Rochester but he couldn't afford it, so he went into the Army. He excelled and got into OCS (Officer Candidate School) which is very select as only 1/5000 are accepted. He served 27 years in the Army, starting out as a combat medic. He did 5 combat tours, Iraq/Afghanistan. After the Army he built a financial service business. His older brother fought in Vietnam and Mr. Evans felt his brothers service was extremely difficult compared to serving in Iraq and Afghanistan. When asked, "Why did you want to be Supervisor?", he said, Our town is struggling. There are many projects that are stalled. He wants to use his military and God given skills to manage our Town better; he is focused on service. He looks forward to his next two years of service, maybe longer. As Supervisor he wants grow Irondequoit. We have good schools and the community is great. In fact, Irondequoit

was selected #1 for first time home owners in the U.S. (<https://www.wxxinews.org/local-news/2024-01-11/national-website-says-irondequoit-tops-list-of-best-markets-for-first-time-homebuyers>). He wants to get businesses revived so our taxes can go down. For special projects, he mentioned Camp Eastman, a potential Town-wide refuse district, and getting an Aldis approved in front of the Mall. The sale of I-square is in litigation. Supervisor Evans believes people need to have more input into what is going on in our Town and he is focused on lowering costs to tax payers. When asked about changing department heads he said that we have a great police chief and head of DPW, so he is satisfied. After the election the budget was changed so he is trying to work in new constraints and so some positions will be removed. For example, the Conservation Board has 9 members. Most Boards are comprised of 5 members. So, through attrition the Conservation Board will get smaller. When vacancies arise, he wants them to be filled with younger residents so they can be more involved in our Community affairs. An announcement made next month. Supervisor Evans offered an open door policy for any resident to contact him with concerns. We thanked him for attending our HHInc meeting.

- **Approve minutes** – Steve Wilde approved, Larry Merrill seconded, all in favor, aye.

#### **Treasures report**

- The Town has taken Center entrance roads but HHInc Common's overlap the physical road. The roads were not built to map specifications. The Town will help to a certain point to take trees down, but contest maintenance in areas, so residents on Center must be persistent and will need to speak up with regard to tree issues. This year 3K of our HHInc reserve was spent on tree maintenance on Center. Over many years the annual fee of \$65 has been constant. But our reserve is down to \$5K. A discussion ensued and it was proposed that the annual fee be increased to \$80 for this year. Richard Oxley proposed the motion, Ed Stevens seconded and all approved.

A discussion ensued about the cost of insurance for the Commons and how difficult it is to get an Insurance Company to insure vacant land especially with a lake. (While not specifically discussed, hunting liability is also an issue for the insurance company.) Cost could be reduced if we could donate Trimble Lake.

#### **Trimble Lake Donation**

- The Lake presents a liability issue. Our policy insures liability for \$1M. If something catastrophic happened on the Commons that exceeded \$1M our collective individual homeowner's insurance policies would be involved in the settlement. The Lake presents to the public as a part of Durand Eastman Park. A part of Trimble Lake may be in Durand Park (unlikely), but the boundaries in this area are all questionable. A discussion ensued about conducting a survey to define the boundaries as well as to put up "No Trespass" signs. Given that the cost to do a survey would raise annual fees, the option to put up signs was considered reasonable. The complexities of the issue to deal with Trimble Lake are multifaceted so Board Member Corey Sapp volunteered to conduct research to weigh the +/- of owning Trimble Lake. Larry Merrill does not consider it an asset as it is full of bugs and green algae. Someone pointed that the Lake is full of algae because the County does not own/maintain it like the other Lakes nearby. Steve Wilde worries about the "what/ifs" when

we do don't continue to own it, pointing to the loss of the Garden plots in 1972 that led to unfortunate circumstances for residents on Spring Valley Dr. starting in 2016. The reality is that HHInc has owned Trimble Lake for 100 years with no issues so some voiced opinions that we should not give Trimble Lake away. Steve Wilde put forth a motion to do the research: to sell or not, to put signs up or not. Dominika Ruggeri seconded, and all say aye.

### **Notes of Importance**

- We welcomed new neighbors Alan and Katherine Cooper (440 Hofmann). We appreciate your joining our neighborhood.
- On a somber note, we called for a moment of silence for Conan O'Neil (28 HH Center) who passed away suddenly on December 19, 2023. We all are saddened by this loss and extend our condolences to his family, friends and his dog Chauncey.  
<https://harrisfuneralhome.com/tribute/details/4669/Conan-O-Neil/obituary.html#tribute-start>

### **Real Property Assessment.**

- Complaint on Real Property Assessment. For tax purposes the Town reassessed the vacant "garden plots" land in the Conifer/Spring Valley Drive area. There are 3 parcels on record (listed below) that the Town assessed as buildable. The Town raised the value of two parcels by \$5,000 and the third was raised from \$23,000 to \$207,000. The fact is, these lots are designated as Federal and State DEC wetlands and wooded EPOD. This land is pretty much flooded year round due in part to the Towns' action to raise Hoffman road and install 20 culverts which created the flooding as assessed by Labella Associates who contracted the work. Through the efforts of Board Members (Eckert, Ruggeri and Colombo) we did a formal challenge and the third parcel was reduced to \$24,000. It is important to appreciate that the Town is using our land as a flood plain. Maybe they owe us some tax relieve?
  - 062.18-7-9 (13.5 acres)
  - 077.06-1-44 (11.4 acres)
  - 62.18-1-21.11 (18.45 acres)

### **Residents in arrears.**

- As of the meeting there were 11 homes that have not paid the annual fee for 1 or 2 years. Corey Sapp volunteered to attempt to contact the residents in arrears, before any further legal action is taken. So far, he has left messages with 2 neighbors. The by-laws state that the fee is due in January and after 90 days it is overdue, around May 31<sup>st</sup>, then the legal notice can be sent out. There was a discussion about what to do. Options included putting liens on their homes or sending a legal notice noting the cost they would incur if the Board was forced to put liens on their property. (They would also have to pay the legal fees as set forth in the by-laws). Jeanne Colombo noted that we would have to file a commercial small claim at the Rochester Civil Court (Hall of Justice) not Irondequoit court. There was a motion to put liens on homes that were 2+ years overdue. Motion to send 30 day letter prior to the names being posted on the HHInc website or in the minutes. (Those homes also ineligible to vote).

**Other Business:** None

Danielle Lepel proposed the motion, Chris Norris seconded the motion to adjourn. The ayes have it.

**Meeting adjourned at 7:10 pm**