

Huntington Hills, Inc.  
Annual Meeting  
January 20th, 2026  
Irondequoit Town Library

**Attendees:**

- Board Members:
  - Sam Ruggeri - President
  - Jeanne M. Colombo, Esq. – Vice President (zoom)
  - Bruce Crane - Treasurer
  - Corey Sapp - Secretary
  - Christine Norris – Director at Large
  - Dr. Gary J. Horwitz - Director at Large
  
- Residents:
  - Adam Stein (zoom)
  - John Norris (zoom)
  - Jason Morris
  - Domnika Ruggeri
  - Alex Norris
  - Steve & Jane Wilde
  - Allan & Josie Estill
  - Rich Oxley
  - Lisa DeLouise
  - Ed Stevens
  - Alex Norris
  - Dave Eckert (zoom)
  - Olivia Dioguardi (zoom)
  - Dr. Steve Aldersley

**Summary:**

The annual meeting of Huntington Hills HOA covered several key topics including the review and approval of the 2026 budget, which was set at \$90 per household, and the discussion of proposed changes to the bylaws regarding communication methods and cash reserve policies. The board approved four amendments to the bylaws, including updating communication preferences to prioritize email over mail and increasing the cash reserve fund to \$5,000. The meeting also addressed the transition of Bruce Crane as the new treasurer following Dave Eckert's resignation, and discussed ongoing concerns about trash collection services, with some residents expressing satisfaction with Dependable Waste Management while others continued to experience reliability issues with Casella. The conversation ended with a brief discussion about property values in the neighborhood, specifically noting a recent sale at 249 Hoffman Road for \$545,000 which highlighted the significant appreciation in local property values over the past few years. Note, 249 Hoffman Rd. is not part of the HH subdivision.

**Quorum:**

- Total Households – 64 (0 in arrears)
- $64 / 3 = 21$  needed for quorum
- 6 board members present
- 15 households present
- 6 households returned proxy via email or USPS to secretary.
  - Bonita Boyd – USPS
  - Kramorsky / Merrill – USPS
  - Thomas & Marian Curtin – USPS
  - Donald & Regina Becker – email
  - Steve Grieve – email
  - Lisa Delouise - Email
- Quorum is met, 25

## Agenda:

- Meeting called to order by President Sam Ruggeri – 6:00PM
- Welcome / Introductions:
  - Residents in person and on zoom introduced themselves
- **Motion to approve the 2024 minutes:** Steve Wilde motion, Chris Norris seconded, all aye: – minutes approved
- Treasurers Report: Bruce Crane reviewed:
  - 2025 Expenses, noting that insurance has gone up to \$2672.00
  - Steve Wilde recommended an annual review of the insurance policy (included in Action Items)
  - Steve Wilde recommended putting in description of cash reserve and make it a policy, not a change to the bylaws. (completed by Jeanne Colombo)
  - 2026 Proposed Budget & 2026 Assessment
  - **Motion to approve the Proposed Budget.** (including raising the annual fee to \$90.00)
    - All aye: – budget approved
- Residents in Arrears: Zero (first time in many years)
  - Corey will include 2026 invoice when emailing out meeting minutes
- Change in board membership: Treasurer.
  - Dave Eckert resigned as Treasurer.
  - Bruce Crane nominated as new Treasurer for 2026/2027
  - Motion to approve Bruce Crane as Treasurer
    - All aye: – budget approved

- Changes to Huntington Hills Bylaws
  - Article 1 – Section 2(5)
    - Email to be used as primary communication
  - Article III, Section 1(a)
    - The budget shall include, but is not limited to, an estimate of the ordinary costs of operating the Corporation
  - Article III, Section 1(a)
    - The cash reserve will be increased to \$5,000 from \$1500
  - Article V, Section 1(b)
    - The Board of Directors may meet in person or virtually at the discretion of the President.
- **Motion for all 4 changes:** Motion by Rich Oxley. Seconded by Ed Stevens. all aye: – **4 changes to Bylaws approved**

#### **Other Business:**

- Discussion on Trash / disposal companies.
  - Many residents had positive reviews of Dependable, compared to Waste Mgt and Casella.
  - Adam noted that Waste Management and Casella had their licenses extended for two months to resolve issues with 174 customers.
  - Sam commented that a recent home sale on 249 Hoffman Rd. sold for \$545k.

**Action Items:**

- Corey Sapp: Reconcile the residence list to ensure all residents have provided current email addresses.
  - Adam Stein: Generate and send to Jeanne and Corey a list of residents who do not have email addresses on file.
  - Corey Sapp: Send letters via USPS to residents without email addresses, requesting they provide an email for association communications.
- Board: Review current insurance policies (fire, liability, D&O) to ensure coverage is adequate and appropriate, comparing with policies from previous years.
- Jeanne Colombo: Draft a written policy/guidelines for the use of the cash reserve fund, including specific allowable uses (e.g., tree removal, emergencies, fencing, lighting, software, storm damage, signage), and send to the board for approval.
  - Jeanne Colombo: Include the new cash reserve fund policy in the minutes of this meeting for resident review and feedback.
- Corey Sapp: Send out meeting minutes and a separate 2026 dues invoice (\$90) to all residents, ensuring clarity for payment.

# INVOICE

Huntington Hills Inc.

(Please disregard if you have already paid your 2026 dues)

## **Huntington Hills, Inc - Annual Dues for 2026**

**Date Issued:** January 20<sup>th</sup>, 2026

**Amount Due:** \$90.00 per household

**Due Date:** May 20, 2026

**Total Due:** \$90.00

## **Payment Instructions**

Please submit payment by **May 20th, 2026** to:

Bruce Crane  
Treasurer, Huntington Hills, Inc.  
263 Huntington Hills North  
Rochester, NY 14622