

2020 Huntington Hills Inc Annual Meeting Minutes

1/6/20

Irondequoit Town Library

Room 115

Board Members in attendance: Crane (Treasurer), DeLouise (Secretary), Hofmann (President), Horowitz (Vice President), Stein (Member at Large, Webmaster); Absent: Eckert (Member at large)

- 1) Meeting called to order 6:40 pm
 - a) 18 in attendance (16 homes) + 6 proxy ballots = 24 voting members
 - b) Bylaws define quorum as: 1/3 of 64 homes, 22 votes
 - c) In 2019, 4 homes failed to pay assessment therefore the quorum is: 1/3 of 60, 20 votes
- 2) State of the Town –Seeley/Kiely no shows; maybe due to conflict with Town Zoning Board Meeting.
- 3) Approval 2019 minutes
 - a) vote not to read
 - b) minutes approved by all present
- 4) Treasurer Report
 - a) 4 homes did not pay 2019 assessment despite several attempts to send reminders by email, US post office and registered mail.
 - **Niemi** – 169 Center, did not sign the registered letter
 - **Molinari** – 187 Spring Valley, signed register letter
 - **Craig** – 55 Rainbow, signed register letter
 - **Kowel** – 35 Rainbow, signed register letter
 - b) A discussion ensued about putting liens on these delinquent homes. It was decided to wait in hopes they paid the 2019 and 2020 assessments soon. If payment is not received this year then liens will be placed.
 - c) The Treasurer reviewed all the 2019 major expenditures and 2020 budgeting decisions. The major 2019 expenditure included \$350 partial payment (\$600 total) to purchase the Morrissey property. Budgeting for 2020 included adding \$200 to cover the annual taxes on Morrissey property and \$1500 for tree maintenance.
 - d) A lively discussion ensued about who owns trees, who has responsibility to remove them on roads that the Town owns (Hoffman, Center, Dogwood). It was suggested that the Board formalize rules about tree removal and that it was the responsibility of the homeowner nearest the offending tree to use their survey map to denote the boundaries. In 2019 the Town agreed to take responsibility for maintenance of Center and Dogwood road surfaces but the Town does not own the road or have jurisdiction of right of ways. The roads still belong to the Commons so HH Inc. should continue to pay taxes on them. It

was decided not to ask the Town for tax relief on the roads for fear they could easily up the tax rate on the Commons.

- e) The Treasurer proposed to keep the annual assessment fee at \$65 per home, \$32.50 per vacant lot; All but 1 voted in favor. This person wanted to pay nothing but since this is unattainable over time and that costs go up every year it was decided not to waive the 2020 assessment.*

5) Bylaws Changes:

- a) Communications: proposal to have email as the official means and post office mail as the option. Motion to approve: 18 +6=24 yes, 0 no. Multiple emails per household can be used for notices. Adam will update the mailing list. But, only 1 vote per home remains.*
- b) Board Discretionary Funds for Ordinary Expenses: proposal to increase it from \$1500 to \$2000 for ordinary expenses. Ordinary expenses need not be approved by members, This would not increase annual assessment fee next year or foreseeable future. Motion to approve: 18+5 yes, 1 no*

6) Other Items:

- a) 132 Spring Valley gift: Dr. Morrissey moved away several years ago but maintained ownership of a ~0.8 acre parcel that she purchased for \$30K. She has donated this land to Huntington Hills Inc. The transfer cost of ~ \$600 includes discounted attorney and filing fees. Jeanne Colombo was acknowledged for her expertise and continued efforts supporting us on Commons legal matters. Once finalized the Board will send a thank you note/flowers to Dr. Morrissey.*
- b) Steve Greive was acknowledged for his efforts serving as the Commons hunting proxy for the President. There were ~107 deer taken in the town and ~10 in HH area. Steve says police were very responsive and respectful of the Commons and homeowners property. There were discussions of coyote deer killings and piebald deer in the area.*
- c) There was a request to change language in the bylaws to eliminate road maintenance agreement (RMA). This was brought up in the context of the Town taking over maintenance of Center and Dogwood road surfaces and getting homeowners deeds changed (private vs public road). However, Steve Wilde said there was nothing in bylaws about RMA and importantly no specific roads are mentioned in bylaws. Issue was tabled until the Board can more carefully review the bylaws.*
- d) There was some discussion about Board member terms and changes coming up in the next couple of years. Rich Oxley complained about never being approached and that the job could not be any more difficult than his work serving on the School Board. The HH Board will discuss the process and option of using email to solicit nominations.*
- e) Adam urged everyone to sign up for Green Light*

7) Meeting Adjourned 7:40pm