

Huntington Hills, Inc.
Minutes of 2009 Annual Meeting
January 11, 2010
Irondequoit Town Hall

CALL TO ORDER/WELCOME AND INTRODUCTIONS

President Dick Sehlin called the meeting to order at 6.45p.m. The full board was present (Dick Sehlin, president; Monica Simpson, vice president; Dave Eckert, secretary/treasurer, Steve Greive, and Adam Stein,at-large directors) In addition to the board there were 18 households for a total of 23 households represented. All attendees introduced themselves.

APPROVAL OF THE 2008 ANNUAL MEETING MINUTES

Dick Sehlin asked for a motion to forego the reading of the minutes (which had been sent to the members with the assessment notices for 2009 and had also been available in advance of the meeting on the website) and approve the minutes as written. Sue Rodgers made the motion. Seconded by Chris Soderstrom. The motion was passed by voice vote.

TREASURER'S REPORT

Dave Eckert presented the 2009 financial statement (also available on the website.) (Note: Huntington Hills Inc. is a cash-basis for-profit corporation. Revenues are recorded as received and expenses are recorded when cash is disbursed. Neither revenues nor expenses are accrued.) The 2009 statement shows a loss of \$465.00 with assessments of \$825.00 outstanding and most of the office expenses were unexpended in 2009.

Sue Rodgers asked about the cost of removing a tree in the commons along Center Entrance not appearing in the 2009 expenses. It was pointed out that this was an expense of 2008. Dick Sehlin expounded on why we need to attend to trees or other hazards in the commons – to protect the homeowners. HH Inc. is a corporation. If we were sued the individual homeowners would be protected but the only asset is the commons -- a third party could end up owning our commons.

Mr. Eckert then presented the 2010 budget which contains the \$825.00 in delinquent assessments, assuming we will collect them all, and \$900 to be set aside as a separate to deal with tree removal in commons along roadway.

Don Becker asked who had not paid yet. We do have a policy to let all members know who has not paid. The board decided not to publish those names until there was another attempt to collect it.

ACTION ITEM –The board will check into the policy governing members who are delinquent in paying their assessment.

RESPONSIBILITY- Dick Sehlin

STATUS: The standing policy is to notify the delinquent members three times prior to public notification. Consequently, no public notification will be made until these notifications have been completed.

As a result of questions about the budget it was determined that office expense line items included two years worth of expense since all office expenses of the 2009 meeting were going to fall into 2010. The budget was originally put together with those as-yet-unpaid 2009 office expenses appearing separately as prior year's expense. By 12/31/09 some of those expenses had been made. In addition, the 2009 meeting expenses were moved back into the separate line items for office supplies, photocopies and postage. The final result is that these items for 2009 were erroneously budgeted twice. The final budget will be adjusted to include only remaining 2009 meeting expenses not paid until 2010 and the reduction of the \$200.00 duplication.

Jim Robinson asked if the budget could be further lowered by all-electronic communications.

ACTION ITEM: Dick Sehlin said the board would look into that.

RESPONSIBILITY: Dick Sehlin.

STATUS: The Board will indeed minimize logistical expenses by employing electronic systems where ever and when ever possible.

Sue Rodgers asked for \$400.00 to be added to the budget for the commons brochure.

Dick Sehlin asked to defer this until the commons brochure came up on the agenda. The funds are available as a result of the changes to the budget regarding office expenses and prior year's expenses.

The need for \$900.00 for future possible tree removal was questioned.

Lisa DeLouise asked when to call the board about a potential hazardous tree. Dick Sehlin stated that the fund applies only to trees in commons along the roadways (roadways other than Hoffman Road are part of the commons). If a tree was already down it is no longer a hazard. It has also traditionally taken care of by the neighbors. The item in the budget for trees was to prevent tragedies – to take down trees still up but in danger of falling. Don Becker pointed out that the board had the ability in accordance with the bylaws to expend up to \$300.00 per household and assess the households. Chris Norris asked if the \$900.00 would be an annual budget item. Dick Sehlin stated that this was a set-aside fund. We would only replenish the fund the following year after it had been necessary to expend the existing funds.

Danielle Lepel asked if we got our liability insurance and officers and directors insurance through the same insurer. Monica Simpson stated that we tried that when we added officers and directors insurance but found that the second insurance was cheaper elsewhere than our liability insurer.

Dick Sehlin called for a vote on the budget, which passed with a show of hands(Note that the vote on the annual budget is only required by the bylaws when the individual assessment exceeds \$300.00. When the individual assessment is under \$300.00 it is typically approved by the Board and reported at the Annual Meeting).

HUNTINGTON HILLS BYLAWS AMENDMENT

The proposed amendment to the bylaws was presented by Jeanne Colombo. The amendment splits the board position of secretary/treasurer into two board positions – secretary and treasurer.

Don Becker proposed a motion to approve the amendment and Chris Soderstrom seconded. The motion was passed with a show of hands.

There was a question from the floor whether there was a quorum present. Per the bylaws a quorum is 1/3 of the members of Huntington Hills Inc. Twenty-three households were present and hence, there was a quorum. Dick Sehlin called for a vote by a show of hands. Amendment passed with one vote against. (attach amendment to minutes.)

SPRING VALLEY PROJECT REPORT

No action item or motion resulted from this discussion. This was a report only. The project is now complete. Steve Greive gave the report. In the past the town had allowed development along Titus Avenue without requiring retention ponds or other ways to abate the water flow toward the commons. The garden plots on Hoffman Road had become a wetland and Hoffman, Conifer and Spring Valley Roads frequently flooded as a result. The project to correct the flooding has finally been completed. Marty Piecuch, Commissioner of Irondequoit Public Works, and Pat Meredith, Deputy Commissioner of Public Works were available to answer questions.

Question from the floor – Danielle Lepel – will the new house being built on Titus Avenue cause further flooding down Hoffman Road? Mr. Piecuch stated that the house is being required to have drywells to catch runoff water so it does not all flow downstream to cause further flooding.? (

Dick Sehlin called for formal recognition of Marty and Pat and to thank the town of Irondequoit.

MARY JOYCE D'AURIZIO, IRONDEQUOIT TOWN SUPERVISOR

Dick Sehlin now introduced Mary Joyce D'Aurizio, town supervisor. Her talk is for information purposes only and there are no action items or Huntington Hills motions resulting.

PEOPLE VS PILATO REVIEW

Report from Adam Stein: This concerns Anthony Pilato who bulldozed a path through the park which comes out on Hoffman Rd. across from Huntington Hills property. He has pled guilty to breaking Monroe County Parks Law and will be required to make restitution. The board is following this issue and has made our views known to the county.

We want it restored to its former state to discourage people from riding horses and snowmobiles or ATVs on it. In the meantime, if you see motorized vehicles on that trail call 911.

The board will continue to follow this situation to protect Huntington Hills interests.

COMMONS BROCHURE

Report from Sue Rodgers. The commons committee has produced a brochure including a map, photos and rules for use of the commons. MOTION: Jim Robinson made the motion to charge \$5.00 for each brochure. Seconded by Chris Soderstrom. Dick Sehlin called for a vote. By show of hands the motion was defeated. After much discussion a MOTION (proposed by Steve Greive, seconded by Chris Soderstrom) passed by show of hands that the commons brochure would be given away free to all households though the board would welcome a \$5.00 donation. Additional copies of the brochure will be sold for \$5.00 each to either member households that want an extra copy or to outsiders. Jeanne Colombo stipulated that the rules for commons use have been approved by the board and should be included in the meeting minutes as well as in the commons brochure to insure that all members have been notified.

Included here are the Rules for Use of the Commons

DOs:

1. Enjoy and be educated by nature
2. Walk/Run
3. Ski/Snowshoe
4. Photograph/Observe

DON'Ts:

- 1 No horses or motorized vehicles(HH, Inc. policy)
- 2 No hunting(includes no bow and arrow hunting; Town of Irondequoit ordinance and HH, Inc. policy)
- 3 No cutting down trees (Town of Irondequoit EPOD or Environmental Protection Overlay District, laws)
- 4 No removal of plants/saplings for personal landscaping (NYS Protection of Rare Plants)
- 5 No blocking of paths or creation of brush piles/fences on the commons (HH, Inc. Policy)

NEED BOARD PERMISSION FOR:

- 1 Limited use of paths for non-motorized vehicles (e.g. bicycles; not acceptable when paths are wet or soft; impact evaluated yearly)
- 2 Clearing fallen trees from streams or paths (first Saturday in October scheduled for commons clean-up)
3. Cutting up and removing wood from fallen trees on the commons (ecological value to keeping some dead wood in the commons)
4. Removing dead animals from commons (Irondequoit Town Animal Control will be called)
5. Outside people using commons for special projects (e.g. Boy Scout orienteering, surveys of flora and fauna)
6. Hazard reduction along roads in the commons (Residents who have identified a potential tree hazard on or near their property should contact the HH, Inc. Board first to establish whether the problem is on the commons or on the resident's property. If it is on

the commons and is perceived to be a hazard, the hazard will be abated through the board's action.)

7. Modification of any commons land (e.g. gardening, tree removal or planting; board approval needed and residents to be notified)

Sue Rodgers now brought up her request that \$400.00 be included in the 2010 budget to defray the costs of producing the brochure. (Sue Rodgers has already donated additional funds toward the cost of the brochure.) The board will include this in the final budget.

OTHER BUSINESS

Bicycles on Paths of Commons, non-residents in commons –
Domnika Ruggeri brought up the issue of bicycles on paths of the commons -- does the commons brochure have anything to report on bicycles? Motion to ban bicycles on the paths made by Danielle Lepel which was then withdrawn.

Sue Rodgers stated that bicycles on commons paths are covered in the commons brochure. Dick Sehlin stated that this will remain as an item to be reviewed annually by the commons committee but no current motion was necessary.

Dick Sehlin stated that it is the board's policy that for non-HH residents to use the commons they must get board permission.

Filling Board Positions –

Don Becker pointed out that the board had the ability to fill the new secretary position. As the result of a question from the floor as to how the board solicited nominations for open positions –

ACTION: Dick Sehlin stated that the Board would invite people to apply after the Annual Meeting as well as through the minutes.

RESPONSIBILITY: Dick Sehlin

STATUS: Jennifer Daley came forward after the Annual Meeting and asked to serve as Board Secretary and with approval by the Board will fill the position until a formal election at the next Annual meeting.

Website –

Adam Stein mentioned that he has a list of all members that he as webmaster can send out email to. There is also a community mail list – if you are on it, you can send email out to all members who are on the list – e.g. announce a clean-up day for the commons. If you have not given your e-mail address to Adam and want to be included in both lists be sure to get your e-mail address to Adam.

ADJOURNMENT

John Fields made the motion for adjournment. Adam Stein community website Second by Don Becker. Passed by show of hands.