

These notes are directional. They identify the major topics of discussion by the Honeytree Board during the Board meeting on 6 Dec 22. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

Note: Minutes framework modified from the Brent Woods Meeting.

Minutes from the Board Meeting

6 December 22

Call to Order at 6:30PM

Rollcall

Felix McGee-Dinon	President	Absent
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Present
Sue Bauer	Treasurer	Present
Dan Survillas	Member at Large	Present
Pete Cernicky	Member at Large	Present
Lorenzo Lampignano	Member at Large	Absent

Verification of Quorum: A Quorum was established

Note: With the absence of the President for this meeting, the meeting was conducted by the Vice President.

Approval of minutes from the 10-6-22 Workshop, Board Meeting and the November 1, Residential Budget Meeting

A motion was made by the Vice President to accept the Workshop, Board and Budget Meeting minutes as published from the October 6, Workshop and Board meetings and the November 1 Budget meeting.

Motion was made, seconded, and passed unanimously.

Presentations of Agenda Additions and Revisions

Any additions to the current Board agenda should be made at this time.

12-6-22E Christmas Stocking (grandparents) Issue (Executive Session)

12-7-22E Issue of on-going resident ACC complaint issue

12-8-22 Issue of Creating HOA Board ID Cards

Vice President made the motion to approve agenda additions as presented:

Motion made, seconded and passed unanimously.

Special Presentations

None

Office Report

Prior to a vote to accept, the Vice President opened the floor for any additional discussions on the Office Report as presented in the Dec 6 Workshop meeting if any.

There being none, the Vice President called for a motion to approve the Office Report as presented in the Dec 6 Workshop Meeting:

Motion offered, seconded, and passed unanimously

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President's Report: None

Treasurer's Report

Checking	\$66045.02
Reserves (Also known as the Savings Account)	\$227,905.21
Dues Still Owed (Also known as Receivables)	\$87,676.45
Petty Cash	\$252.04
Late Fees for the month of August	\$1,175.00
Prepaid Dues	\$6,612.32
ACC Violation Fines for August	N/A *
Daily Pool Passes through August	\$471.31 *
Seasonal Pool Passes through August	\$200 *

- These accounts will not be reported upon until Spring of 2023

The Vice President called for a motion to approve the Treasurer's report as presented.

Motion made, seconded and the report was approved unanimously.

Committee Reports

ACC Committee Report as presented by the ACC liaison to the Board: VP, Dave Stachura

The Vice President called for a motion to continue violations carried over from November and continue new violation, If any, from this month.

Motion made, seconded and passed unanimously

- The ACC Board Liaison reported, he, along with other members of the ACC, will begin to work with the new ACC office staff member to standardize the ACC program beginning 2023.
- ACC members to look-into allowing AstroTurf in place of normal seeded lawns.
 1. This issue was discussed with no resolution and the item was deferred to the January Workshop Meeting.
- ACC members to investigate the legitimacy of hanging laundry in any area that can be seen from the street.
 1. This issue was discussed with no resolution. The item was deferred to the January Workshop Meeting.

The Vice President called for a motion to approve the ACC report as presented.

Motion was made, seconded, and passed unanimously,

Social Committee Report as presented by the Board liaison to the Social Committee, Treasurer, Sue Bauer:

Balance of Gift Cards Available: ??

Note: As of 6 December 22, \$500 still in dispute for fraud charger.

A suggestion was made to open another debit account at the Chase Bank to be labelled "Social Committee Account" with 2 debit cards.

The Vice President called for a motion to accept this suggestion.

Motion made, seconded and passed unanimously.

- The Office Staff is to set up an appointment with the Chase Bank to make this happen.

Balance of the Social Committee Budget for 2022 \$4,942.76

- Results of the Trunk and Treat from October 29.
 1. Winner of the Trunk & Treat car decoration was
- Purchase of new shelving is deferred
- Update on the Christmas decorations.
 1. Completed on exterior and interior of clubhouse

The Vice President called for a motion to approve the Social Committee report as presented.

Motion made, seconded, and passed unanimously.

Petitions from the Public

Two petitions were received from the resident members:

A more detailed explanation of what constitutes a degree of weed infestation enough to warrant an ACC violation was requested.

- Dan agreed to attempt research in this area to be reported at the next Workshop Meeting.

A more detailed explanation of what constitutes an unacceptable level of driveway wear and tear requiring an ACC violation to mandate recoating.

- Pete agreed to attempt research in this area to be reported at the next Workshop Meeting.

OLD BUSINESS

Any vote needed to address any Old Business from the 6 Dec 22 Workshop is undertaken at this time.

Vote needed to award the landscaping bid to either Colant or Elevations.

Pursuant to discussions from the December 6, 2022 Meeting, the Vice President called for a vote to confirm Elevation as the landscaping vendor for both 2023 and 2024.

The Vice President called for a motion to accept Elevation as the landscape vendor for both 2023 and 2024.

The motion was made, seconded and passed unanimously.

OLD BUSINESS (cont)

Pursuant to discussions from the December 6, 2022 Workshop Meeting, a vote is needed to award the Pool Management bid to Water Watchers. Despite considerable attempts to secure additional Pool Management vendors bids, Water Watchers was the only bid received and timing being critical to secure a Pool Management Company at this time, a confirmation vote was needed immediately.

The Vice President called for a motion to accept Water Watchers as the Pool Management Company for both 2023 and 2024.

The motion was made, seconded, and passed unanimously.

NEW BUSINESS

As introduced from Agenda-Additions part of the Board Meeting is added and addressed here unless moved to Executive Session.

12-8-22

A proposal to Create Identification ID Cards for each Board Member

The Vice President called for a motion to approve the creation of Board-Level ID cards.

Motion was made, seconded and passed unanimously.

- Pete accepted the responsibility to research how this might be accomplished and will report at the next Workshop Meeting.

12-9-22

The Vice President requested a volunteer to put the flag at half-mast for all of December 7th.

- Dan agreed to handle this issue.

BOARD COMMENTS

Felix McGee-Dinon	President	Absent
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Dave Stachura	Vice President	None
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Debra Jenkins	Secretary	None
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Sue Bauer	Treasurer	
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Suggested that check register and petty cash information be available at every Board Meeting. Discussion on this suggestion deferred to the next Workshop Meeting.

Dan Survillas	Member at Large	
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Made a suggestion regarding a Health and Welfare safety issue. Discussion on this suggestion deferred to the next Workshop Meeting.

Pete Cernicky	Member at Large	
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Took this opportunity to communicated his appreciation for this Board's activities regarding last year's action and accomplishments.

Lorenzo Lampignano	Member at Large	Absent
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The Vice President called for a motion to go into Executive Session.

The motion was made, seconded and passed unanimously.

7-2-21

Clubhouse Rental Issues -Update on latest clubhouse rental issues

506 Willow

Regarding a party on October 22, a proposal was made by the Social Committee representative, being in possession of pictures and statement in support and sharing them with the Board, made a request to withhold the entire amount of the security deposit. In keeping with a previous agreement, that any confiscation of an entire amount of a security deposit must be agreed to by a vote of the whole Board,

The Vice President called for a motion to accept the recommendation of the Social Committee Representative to withhold the entire amount of the security deposit.

The Motion was made, seconded, and passed unanimously.

408 Six Pines

Regarding a party hosted by this resident on November 15, two members of the Board agreed that having sufficient information in support, a portion of the security deposit would be confiscated. This action was supported by a previously approved course of action by a Board vote.

Executive Session (cont.)

12-10-22

A suggestion was made to create and add text to the rental agreement that an automatic fine of \$100 will be added to the account of the renting entity if any party should run over the rental time as defined (and initialed) in the rental agreement.

The Vice President called for a motion on this suggestion, the motion was made, seconded, and passed unanimously.

12-11-22

A suggestion was made to increase the amount of the rental security deposit. This suggestion was deferred to the next Workshop Meeting.

10-6-25

Executive Meeting Confidentiality

- A proposal was made to secure another recording device to use exclusively for Executive sessions and this device and separate Executive Session minutes on paper, to be held under lock and key.
 1. Dan and Pete will investigate this issue and make a report to the Board at the Workshop Meeting.

10-7-22

Office Staff Additions

- Diane Gonzalez was hired as part-time staff office member.

10-8-22

Clubhouse Cleaning Issue

- Update on Lorenzo's volunteering to monitor Eileen's cleaning to determine if it is sufficient or if additional action needs to be taken in this area.
 1. Report deferred to the next Executive Board Meeting as Lorenzo was not present at this meeting.

12-6-22

- A report on the results of the controversy surrounding the Grandparents' participation (outside the HOA residence) in the Christmas Stocking give-away. To be given by a representative of the Social Committee at the next Executive Board Meeting.

12-7-22

- Tiye Sherrod's ongoing ACC issues
 1. See Petitions from the Public.

The Vice President called for a motion to adjourn from Executive Session.

Motion was made, seconded, and passed unanimously.

Next Meetings:

Next Workshop and Board Meeting will be on January 3, 2023

The Vice President called for a motion to adjourn the Board meeting at _8PM.

Motion made, seconded and passed unanimously

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