

6:29 PM - These notes are directional. They identify the major topics of discussion by the Honeytree Board during the Board meeting of 1 August 23. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

Minutes for the Board Meeting

1 August 2023

Call to Order at _ 6:29 PM

Rollcall

Felix McGee-Dinan	President	Present
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Present
Sue Bauer	Treasurer	Present
Dan Survillas	Member at Large	Absent
Pete Cernicky	Member at Large	Absent
Julio Suarez	Member at Large	Present

Verification of Quorum: YES

Special Presentations (If any)

None

Approval of minutes from the July 11, 2023 Workshop, Board and Executive Session Meetings.

Result: Motion made, seconded and passed unanimously

Petitions from the Public

The following topics were raised by the residents and detailed conversations of these issues can be found in the cassette recordings of the Board Meeting of 1 August, 2023.

- A review of the pool funding equation
- A discussion of the application of the special assessment to allow the pool project to be completed. Amount and duration.
- The plus and minus of having a pool available to the residents of the Honeytree HOA.
- A discussion of how future payments (dues and special assessment} can be made: monthly, quarterly and annually.
- A review of the pool pass process
-

Office Report Review

Additional discussion and voting action, if any, on the Office Report as presented in the August 1, 2023 Workshop meeting.

Motion requested to accept the Office Review as presented in the August 1, 2023 Workshop Meeting:

Result: Motion made, seconded and passed unanimously

Action requested as a result of the 1 August Workshop Meeting:

Board vote needed to remove Laredo website and discontinue the use and removal of the credit card machine.

Result: Motion made, seconded and passed unanimously

President's Report:

Conversations around the proposed amount of the special assessment and duration for the pool project.

Amount of the special assessment: \$16

Estimated duration: 3 years

President called for a vote to approve the amount and duration of the special assessment.

Result: Motion made, seconded and passed unanimously

VP to call for a motion to approve the President's report as presented.

Result: Motion made, seconded and passed unanimously

Treasurer's Report

Checking	\$27,283.36
Reserves (Also known as the Savings Account)	\$241,461.61
Dues Still Owed (Also known as Receivables)	\$76,381.96
Petty Cash	\$67.23
Late Fees for the month of June	\$1,000
Prepaid Dues	\$17,992.34
ACC Violation Fines for July	Not Available
Daily Pool Passes	Not Applicable
Seasonal Pool Passes	Not Applicable

Note: The bank register and other financial information reports, such as the Quarterly Financial Statement, will be a continued part of the Treasurer's report and will be provided by the Office Staff on a separate document.

Financial Report is available once a quarter

President to call for a motion to approve the Treasurer's report as presented.

Results: Motion Made, seconded and passed unanimously

Committee Reports

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

The President to call for a motion to continue violations carried over from July 2023 and any new violation, If any, from this month.

Result: Motion made, seconded and passed unanimously

Note: The ACC vote last month to temporarily suspend lawn type ACC violations due to draught conditions did NOT include an exemption from mowing the lawn for any grass above 6 inches. This is also a requirement of the Village Code.

The ACC third walk is scheduled for first part of August 2023

- The Board liaison to the ACC will call for a quick meeting of the ACC committee members in the first week of August.
- Diane to set up an ACC meeting for Thursday, August 3. At 6PM

Invitees:

Felix McGee-Dinon

Dave Stachura

Sue Bauer

Dan Survillas

Andrew Price

ADD:

Lorenzo Lampignano

Calvin Jensen

- From the Board Meeting of January 3, 2023. A clarification to the ACC code to clarify weed violations to include nuisance weeds.

ACC Committee Report (continued)

Note: The Continental Builders and the then-Board intended the category of nuisance weeds to be included under the umbrella definition of noxious weeds as Webster defines noxious as: Harmful and unpleasant. Unpleasant as to an unsightly presentation of any lawn and pernicious as being subtly harmful as in infecting other resident's lawn.

If legally this clarification is considered an amendment to the ACC codes, then section 6-8 of the ACC code states the ACC codes can be modified (clarified) with the affirmative vote by a super-majority of the Board.

Board Vote to amend the ACC codes to include the words "nuisance weeds" along with the current "noxious weeds" to the ACC code.

Result of vote to clarify the ACC code:

Motion made, seconded and passed unanimously

Diane directed to modify the ACC code to that effect.

President to call for a motion to approve the ACC report as presented.

Result: Motion made, seconded and passed unanimously.

Social Committee Report as presented by the new Board liaison to the Social Committee, MAL Julio Suarez:

Balance of the Social Committee Budget for 2023: _\$8,681.64_.

Additional information presented by the Board Liaison to the Social Committee is as follows:

Update on all current, recent, and proposed future resident parties; dates:

"Summer Fling" was a success with over 100 people participating. The budget was \$2,000 and the party came in under at \$1,774.

Additional events being planned:

Community garage sale in September

Trunk or Treat in October

Chili cook-off in November

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

Result: Motion made, seconded and passed unanimously

OLD BUSINESS

01-16-23 Update on accepting bids from any of the proposed vendors for the replacement of the Fire Dept Fire alert box as no bids have yet been received from any of the below vendors.

Deferred TBD

06-07-23

Continued discussions and possible vote regarding replacement of current general contractor as discussed in the August 2 Workshop.

- Deferred until all bids received and loan approved.

Continued discussion and possible vote regarding action regarding funding for the pool project as discussed in the August 1 Workshop.

- See President's Report for voting action on special assessment amount and duration,

NEW BUSINESS From the Workshop meeting 11 July 23

Vote to codify the online change from Yardi to QuickBooks as primary office software.

Result: Motion made, seconded and passed unanimously

BOARD COMMENTS

Felix McGee-Dinan	President	None
Dave Stachura	Vice President	None
Debra Jenkins	Secretary	None
Sue Bauer	Treasurer	None
Dan Survillas	Member at Large	Absent
Pete Cernicky	Member at Large	Absent
Julio Suarez	Member at Large	

Julio wanted to congratulate the Board on its handling of all aspects of the pool project. As a new Board Member, he was impressed at the due diligence preformed.

President to call for a motion, if needed, to go into Executive Session.

Result: Motion made, seconded and passed unanimously

The Executive Session will be guided by the Executive Meeting Agenda which is published under a separate paper and recorded by a special cassette reserved for all Executive Meetings.

Motion made for a vote to come out of Executive Meeting:

Made, seconded and passed unanimously

Next meeting is September 5, 2023

Motion made to adjourn the August 1, 2023 Board Meeting at 9:15PM

