

HONEYTREE IMPROVEMENT ASSOCIATION
Board of Directors BOARD MEETING MINUTES
OCTOBER 7, 2025

I. Roll Call

Board members Present: Felix McGee-Dinon - President, Dave Stachura - Vice President, Patty Ross - Treasurer, Marian Zukowski - Secretary, Carol Kopca – Member at Large, Dan Survillas – Member at Large (via phone)

Board members absent: Lorenzo Lampignano – Member at Large

Also present: Dale Lojas, CMCA office staff

II. Call to Order

- a. The meeting was called to order at pm

III. Open Forum:

- a. **Nothing brought up during open forum.**

IV. Approval of Minutes from the Previous Meeting on September 2, 2025

- a. Motion to Approve made by Dave, seconded by Carol, members approved-**MOTION PASSES**

V. Presentation of Reports

- a. **President's Report:** Reminder that the 2026 Budget meeting will be held on Tuesday, November 4, 2025. No other business will be conducted on that date.

Dave called for a motion to approve the presidents report, Carol motioned, Marian seconded - all in favor-MOTION PASSES

- b. **Financial Report**

Patty gave the financial report as follows:

- Operating \$ 71,315.72
- Reserve \$ 94,684.26
- Accounts Receivable:
 - Collections: \$ 25,298.49
 - Past Due Dues: \$ 13,279.49
 - Pre-Paid Dues: \$ 14,197.40
- Loan Balance: \$ 57562.70
- Social Committee Balance: \$ 6,077.34
- Late Fees Charged for July: \$ 1,100.00

Dave motioned to approve Treasurer's Report, Marian seconded – All approved – MOTION PASSES

VI. Manager's Report

Dale gave a report on behalf of the office staff

* looked at and got pricing on flexible delineators and cement bollards

* looked at and got some tentative pricing on hoa software that will enable the HOA to establish on-line voting, better ACC notification, surveys and notification to residents

* Worked with Water Watchers regarding pool maintenance items that either have never been done or haven't been done in 6+ years and should be done.

* looked into alternative IT companies since the current contract with Certec expires at the end of this year.

* printed and mailed out the PROPOSED BUDGET FOR 2026

Felix called for motion to pass Managers report, Dave motioned, Dan seconded – MOTION PASSES

VII. Social Committee Report:

Lorenzo e-mailed Social Report prior to meeting:

- a. Reminder of Kids Halloween Party on 10/22/25 at 6pm (valid activity passes required)
- b. Reminder of Adult Halloween Party on 10/24/25 at 6:30 (valid activity passes required)
- c. Social Committee will be decorating clubhouse this week for Halloween.
- d. Next events will be our Annual Christmas Breakfast the date TBD

Dave motioned to approve Social Committee Report, Carol seconded-All approved, motion passes

VIII. ACC Report:

- a. Dave was asked to oversee the ACC for 2026 as Patty has some personal issues coming up that will not enable her to continue overseeing ACC. She will still be on the committee, just not as Chairperson. Dave accepted the Chairperson position. The ACC will commence with their walks in March/April 2026 as weather permits.

Felix called for motion to approve ACC Report, Dave Motioned, Carol seconded, all approved – Motion passes

IX. Old Business – No Old Business

X. New Business

- a. 10-1-25 prices of Bollards vs. flexible delineators
 - i. **Board approved flexible delineators from Treetop Products/Barco to get 10 for \$350**
- b. 10-2-25 vote to remove the HOA from paying service fee for credit/debit payment through QuickBooks and have the homeowners that are using this service to pay for the convenience beginning in January 2026.
 - i. **Motion to approve by Dave, Carol Seconded – all approved-Motion Passes**
- c. 10-3-25 Vote to have Water Watchers subcontract out the shaving of cement coping around pool for \$1300 using our credit on account.
 - i. **Motion to approve by Dan, Carol seconded – all approved-Motion Passes**
- d. 10-4-25 vote to implement HOA software for ACC/electronic voting
 - i. **This item was tabled for future meetings for a vote, but Board will allow for a line item to be added in the 2026 budget**
- e. 10-5-25 vote to have Water Watchers replace the sand/gravel in all three pool filters for \$4,912.25 – this will be paid from our reserve fund.
 - i. **Dave motioned to approve, Carol seconded – all approve-Motion Passes**
- f. 10-6-25 – Vote to re-new Certec IT contract for \$3,000.00
 - i. **Dave motion to approve, Carol seconded – all approved -Motion Passes**

XI. Board Comments:

- a. Dave wanted to say thank you for requesting him to oversee ACC in 2026. And did mention that he is having knee surgery on November 18, 2025 and may not be able to make it to the December meeting.
- b. Carol wanted to remind residents that Garbage cans must be out of sight from neighbors, and the street by Thursday morning after garbage pick-up – This is also a Village requirement and fines may be issued from the Village.

XII. Board adjourned to executive session at 7:35pm

- a. **Dave motioned, Carol seconded-motion approved**
Nothing to discuss or vote from executive session – Dave motioned to adjourn from executive session, Carol seconded -all approved-motion passes at 7:54pm

Felix called for motion to adjourn Board Meeting at 7:55pm, Daved motioned, Dan seconded-all approved and Board meeting was adjourned at 7:55pm **-NEXT MEETING WILL BE ON NOVEMBER 4, 2025 at 6:30 pm TO VOTE ON THE PROPOSED 2026 BUDGET (no other items will be discussed)**