

# HUNTERS BROOK HOA INC

## *INFORMAL MINUTES*

### **BOARD MEMBERS PRESENT (ABSENT):**

John Lavin, Vince DiLauro, Dan Komorowski, Regina Cedino (Absent)

**DATE:** July 20, 2016

**TIME:** 8:00 pm

**LOCATION:** Panera's - Mansfield

Meeting called to discuss current and future issues.

### **Topics and Resulting discussion.**

1. It was noted that there has been installed **(3) large antennas** at 72 Helms Mill. Review of the Hunter's Brook Covenants indicate that there is no violation. It was noted that Hackettstown City codes will not be checked, since it is out of the Board's control.
2. **Signage at the Detention Basin** – will be purchased and installed. It is legally necessary that the Association reminds both residents and non-residents, that this property is not for use of any kind, and that entrance onto this property is considered trespassing.
3. **Chain at the Detention Basin Access Point** – It is important to block vehicle access to the access point of the detention basin, located at the Carriage Road cul-de-sac. A plastic chain and sign will be installed across the access.
4. **Sprinklers on Crane Rd** – Upon inspection, the water sprinkler system may be rendered useless as a colony of ants that set up residence inside the control box. Considering that the possible repair or replacement costs were not budgeted, the estimated expense will be added to the 2016-2017 fiscal budget. The problem will be repaired in the Spring of 2017.
5. **(2) Liens at \$2200 approx each** – It was noted that the 2 properties, that have been liened, have ever increasing dues owed. At this point, the association will recover these dues when the properties are sold or transferred, as the liens have been recorded in Warren County.
6. **Declare a default on (2) properties** - two existing home owners will be declared in default via letters, if they do not bring their dues balance owed to a current status, their properties may face a lien by the Association.
7. **2016/17 snow contract** – In light of the poor response last year to get snow removal bids, the Association will start the request process now. Any homeowner that may know a firm that is interested, please have them contact the association.
8. **Gathering of resident email addresses** – it was discussed that there would be some value in gathering resident's email addresses. The HunterBrookNJ.com website will be modified to contain a submit form, so that email submission will be easy.

**Meeting adjourned at 9:20**