

# HUNTERS BROOK HOA INC

## INFORMAL MINUTES

### BOARD MEMBERS PRESENT (OR ABSENT):

John Lavin, Vince DiLauro, Dan Komorowski, Regina Cedino

**DATE:** September 20, 2016

**TIME:** 8:00 pm

**LOCATION:** Panera's - Mansfield

**PURPOSE:** Meeting called to discuss current and future issues.

### Topics and Resulting discussion.

1. **The 2016 – 2017 Budget** was approved by the Board. The monthly assessment that will be due will remain at \$27.
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. **Lien Process to begin on 2 properties** Two properties that were given default notices last month have not remitted dues balances, therefore will be turned over to our law firm to begin the lien process.
5. **One of our Liens on a property was dismissed by law** – Here is our attorney's explanation: "*The tax sale certificate was purchased in November 2011. The holder of the certificate (the plaintiff in the foreclosure action) filed a foreclosure complaint in May 2014. Our lien claim was not recorded until April 2015, which is why we were not given notice of the foreclosure action. Even if this was a foreclosure by the holder of a first mortgage (and not a tax sale certificate foreclosure action), assuming there was a mortgage on the property, our lien would still be wiped off the property at the conclusion of the foreclosure action. All junior lien holders lose their lien security at the conclusion of a foreclosure action, which is, in fact, the purpose of the foreclosure action. The new owner owns the property free and clear of any junior liens.*" **Our Association lost \$2277.00**
6. **2016/17 snow contract** – In light of the poor response last year to get snow removal bids, the Association started request process. Any homeowner that may know a firm that is interested, please have them contact the association.
7. **Advertising on HuntersBrookNJ.com** Current sponsor ads will expire on Oct 1. The advertisers will be contacted for possible renewal of their ads. The association charges \$100 per year per ad.
8. **Community Bulletin Board Rules** The purpose of the bulletin board by our mailboxes is two – fold. First homeowners in good standing may place non-business notices for short terms. Examples might include, lost pets, household items for sales, etc. The second purpose is to post special notices that the Board feels are important to post. We have approved a third purpose, we will allow business to post small ads, whereby a fee will be charged and applied against the general Association budget.

**Meeting adjourned at 8:50**