

Huntwood Association Meeting w/Board of Directors and Management

Thursday, September 3, 2026 Manlius Library

In attendance: M. Nolan, J. Reith, B. Garrigan, R. Delaney,

Meeting was called to order at 9:08 am

Discussion items included:

1. **Exterior Paint Schedule** – reviewed the current paint schedule; Jodi and Brandon did a walk through to confirm. No one needs painting at this time;
2. **Driveways** – last sealing was completed in 2024; We need to research pricing so we can plan appropriately for future sealing.
3. **Bylaws Update and Distribution** – Bylaws were updated and reviewed. A final draft will be sent to HOA management with a summary and forwarded to attorney prior to mailing.
4. **Bartlett Site Visit Reports** –
 - a. Bartlett recommended that trees be treated prior to any type of pruning/cutting; due to licensing requirements it is our understanding that trees must be treated to prevent further spreading of virus, etc.
 - b. After reviewing the report, it was decided to obtain other estimates to determine appropriate and fair pricing.
 - c. Budget discussions will drive the breadth of the project.
 - d. Tyler will contact Bartlett to get more specifics regarding the consulting fee;
5. **Community newsletter** - newsletter is being printed, along with summary of survey results for distribution; **additionally, the neighborhood directory has been updated.** All will be distributed to neighborhood by Jodi and Mariann.
6. **Budget** - we reviewed and discussed various budget options as presented by Ryan; after much discussion, it was agreed that dues would need to increase to not only maintain, but also increase reserves and to prepare for modest increases over time. We are recommending that dues increase by \$40.00 per quarter and reserves of \$12,500 for the 2026-2027 fiscal year. Ryan will put together a budget reflecting these recommendations and have it prepared for the Annual Meeting.
7. **Legal Proceedings** – Mariann was served by Paul Ryan on behalf of the HOA, regarding the records request issue. We have been advised to contact our HOA insurance company to determine if officers are covered for this proceeding. We are to request coverage for this proceeding. If HOA insurance company denies claim, the HOA must respond to claim because the HOA is technically a corporation, it has to be represented by an attorney.
 - a. **Legal matters remain confidential and should not be discussed in public setting by our group. We may have lawyer attend annual meeting and discuss where we are.**
8. **Roles and Responsibilities** – we discussed board and officer roles, management responsibilities, points of contact, approval authority, community expectations, management expectations and follow-up ownership. These items were confirmed.
9. **Annual Meeting** – as per our recent amendment, the annual meeting will be able to be viewed electronically. All processes and procedures will be followed as per amendment.