

**Henselstone Woods Property Owners Association**

**Board of Directors Meeting Minutes**

**October 18, 2022 7:00 pm 1431 River Ct.**



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**In Attendance**

**Board:** Chris Breeden, Martin Douglas, Bob Zyniewicz, Jon Christopher

**Residents:** Jenny Breeden, Janet Lee, Frank Anderson, Junior Robinson, Ken Bennett

**Location:** Henselstone Trails common area - 1431 River Ct.

Meeting Called to order at 7:00 pm by President Chris Breeden.

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**Old Business**

- Treasurer’s report – Martin – Checking account balance as of 9-30-2022 is \$12, 773.38. Motion by Martin to accept the treasurer’s report, 2nd by Jon Christopher. Vote 3-0 to accept.
- Undergrowth in the west woods of Henselstone Trails and along the lower footpath in the East woods has been cleared. More to do in the east end woods.
- Fence replacement for sections on the north side of the common area is nearing completion. A gate will be added to provide access to the rail line / hiking trail.
- Proposed budget for 2022 was reviewed. Dues will remain at \$90 for the third year under self-management. Motion by Jon to accept the 2023 budget. 2nd by Martin. Vote 4- to accept.

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**New Business**

- Fall community clean-up on November 5<sup>th</sup> at 10:00 am. Meet at the mailbox.
- We have changed Manny’s Lawn Care as our mowing and snow removal contractors.
- The Board and attending residents adjourned to the West End of Henselstone Trails to inspect the area after cleaning. Upon returning to the Picnic Table, the meeting resumed. After some discussion, the board consensus was to continue maintaining the area as approved in July. Jon and Chris agreed to mark trees requiring removal.

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**Questions and Answers**

- Resident Junior Robinson asked about previous discussions regarding Curb and Gutter installation on Henselstone Woods’ roads. Chris responded to the effect that our roads are state roads. As such, Warren County can not install curb and gutter on a state highway.

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Motion to adjourn by Chris Breeden at 7:35, Second by Martin Douglas, Meeting adjourned at 7:35 pm.