

Minutes of the Board Meeting - May 12, 2004

Board Members Present: Robert Martin (President), Gene-Ann Pesano (Vice-President), Herb Armstrong (Trustee)

Covenants Members Present: Gladys Pfeiffer, Harriett Martin

Homeowners Present: Dave Neumeister

- **First Order of Business - Call To Order**

Bob Martin call led the meeting of the Board of Trustees to order at 8:10pm. Bob asked everyone to please turn off their cell phones so they do not interrupt the meeting. He noted that any input from attendees be held until the new business portion of the meeting and that the conversations be limited to 3 minutes per person.

- **Second Order of Business - Roll Call**

Bob announced the names of those who attended the meeting

- **Third Order of Business - Approval of the minutes**

Bob stated that the next order of business would be approval of the minutes but that Phyllis Ventrello, Secretary, was not present. No minutes were approved. Minutes are posted on the web site if anyone would like a copy.

- **Fourth Order of Business - Voting**

Bob called for the continuation of the voting totals of the proposals at the annual meeting. There were some additional proxies that came in. Dave Neumeister was in attendance as one of the judges. Dave looked over the additional proxies to get a count on them. Gladys Pfeiffer was appointed to assist Dave as a temporary judge.

Gene-Ann stated that the next order of business should be the election of officers but this was postponed until there is a full panel of the trustees in attendance.

- **Fifth Order of Business - Actions of the Board:**

- Bradford pear trees have been removed
- The sprinkler system has been turned on. Two rain sensors have been installed.
- A budget proposal was prepared and modified for the year end results by Ed. The financial information is listed.
- Pool Removal – Attorneys are preparing for depositions. The board is meeting with the attorneys on Wednesday, May 19.
- Maintenance – Numerous roof repairs were done. Two units on WSW were treated for termites. Several street lights were repaired but Bob noticed that one is not working again. Bob will notify the power company.
- Letters were sent to homeowners about commercial vehicles. Bob stated that nothing has been done. The residents will be spoken to.

- **Sixth Order of Business – Well Update**

Bob stated that if and when the approval for the well goes through, he has contacted several well drillers. He was informed that things were done backwards. The irrigation system was set up before the well was set up. Bob stated that he contacted Brickman because they need to know the maximum flow rate, at any one time, so the well can be sized according to usage.

Bob stated that one well driller wanted \$150 to come on the site to do an estimate. The fee would be taken off the proposal if that contractor was chosen. Other contractors were willing to come in and give an estimate for free once we give them the flow rate. In addition, two residents work for well drillers and are willing to give us a proposal.

After the trees were removed, Bob stated he had a meeting with some of the town foremen and supervisors of the road department and they guaranteed that the drainage project would be continued prior to the end of April. Since it is now May 12, and they have not been seen, they will need to be contacted. The tree cannot be planted until the drainage project is complete. They will need to be planted in the fall now.

Bob stated that the drainage project was discussed with the town and that the run off will be taken from the front of the buildings, run underneath the ground, and out to the sidewalks if there is enough pitch. The pitch will need to be changed on a few of the units. A dry well will be put on some of the end units.

- **Seventh Order of Business – Additional Votes Since April 12, 2004 Meeting**

Proposal #1 – *Expand the Definition of Snow Removal*

9 votes in favor / 1 vote against

Proposal #2 – *Immunity from Bodily Injury Claims*

9 votes in favor / 1 vote against

Proposal #3 – *Drilling a Well for the Sprinkler System*

8 votes in favor / 2 vote against

Proposal #4 – *Procedure Prior to Trustee Voting*

10 votes in favor / 0 vote against

Proposal #5 – *Notification to Homeowners of Board Approved “Exceptions”*

10 votes in favor / 0 vote against

Proposal #6 – *Archiving of Social Security Numbers*

4 votes in favor / 6 vote against

This is now a moot point

The votes will be added to the original votes to see if there is a majority. Gene-Ann suggested that if there still were not enough votes, then the Board members should go door to door and wait for the homeowners to vote.

- **Eighth Order of Business – Landscaping Proposals**

Gene-Ann stated that the same two landscaping companies that submitted proposals that were way out of the association’s budget have modified their proposals. One proposal is for \$36,300 and includes the rock beds, border, replacing the street trees and filling in the holes in the landscaping as much as possible. New grass is not included. The other proposal, for roughly the same work, is \$33,550.

After some discussion, Bob made a motion to accept the George Morano Landscape Design proposal for \$33,550. Gene-Ann seconded the motion. All in favor. Motion carried.

- **Ninth Order of Business – Financials**

Un-audited financial statements for April 30, 2004 were distributed. There were no objections to the financials. The un-audited and ed-edited financial statements were accepted. They will be put onto the website.

- **Tenth Order of Business – New Business**

Ozane will be called in due to ant problems.

The next meeting is scheduled for July 14. The meeting was adjourned at 8:55pm