

**Drum Point Village West
Board Meeting
August-15-2007**

Meeting called to order at 7:00 p.m. by Corinne Redman

Board members in attendance: Corinne Redman, Scott Stanford, Bill Walker, Randy Abeles

Homeowners in attendance: Lillian Hughes, Matt Carrara, Natasha Binkowicz, Bob & Harriett Martin, Paula Groppe, Fred Weintraub, Cathy Capko, Jim & Shirley Malizia, Gregg Caverly, Gene-Ann Pesano, Isabel Byrne, Ann Tierney, John Casper, Greg Arcure, Tracy Masucci, Mary Ann Kohrherr, Patricia Giovannici

Election of Officers:

President:	Corinne Redman	Nominated by Scott	2 nd by Bill
Vote:	Unanimous		
Trustee:	Lillian Hughes	Nominated by Scott	2 nd by Corinne
Vote:	Unanimous		

Approve minutes of 7/11/07 meeting:

Minutes could not be approved due to objection regarding minutes of meeting being incomplete. Some of the items not reported were Gene Anne's resignation letter, homeowner's objecting to removal of the mailbox among other things.

Reports from Trustees:

- **Landscaping (Bill):**

Homeowners own landscaping must be maintained by homeowner not the Association. If a previous homeowner did specific landscaping, it still is the responsibility of current homeowner not the Association. Discussion about small landscape projects: tree trimming (willows), misc. lawn care completed by Morano Landscaping and additional lawn areas need to be addressed. Concerns about emerald arborvitae planted in June in various locations.
- **Roofing/Siding (Bill):**
 - Gutter Guards – Twin has been contracted to install gutter guards and remove bird's nests along Black Fox Trail.
 - Power wash is done along with the windows. Some complaints regarding spots on windows, residue and algae still on some units. Lillian Hughes tracking complaints for Case. Water used to power wash the units that do not have available water spigots – the Association will reimburse the homeowners whose water was used in the amount of \$5.00.

- **Pest/Critter Control (Scott):**
 - Purchased three bat houses to be installed by Case next week.
 - One unit was treated for carpenter bees.

- **Messages & Correspondence (Lillian/Corinne):**
 - The messages are checked every day. Unit wants a new front door and was told to submit a plan. Homeowners cannot just replace it. It has to be in keeping with the community. Homeowner to submit door type/manufacturer for board approval. Unit made an e-mail request for permission to install a fence. Lillian Hughes is getting back to everyone within a 24 hour period.

- **On-going Projects:**
 - Fred Weintraub reported :
 - The Board sent a letter to Mayor Kelly regarding the unfinished matters. It was signed off by Mayor Scarpelli. There was a problem in the scratch coat on the Miller units. No one has heard from the Township. The project is ongoing since 2002. The mayor's secretary got Fred Weintraub to sit in on a meeting with Glen Campbell. The main aim of this community is that everything looks good thereby keeping our values up. So far the township has been unresponsive to request. Fred has asked for the unit owners' support at a council meeting (pictures were provided and passed around). We know there are reserves and we have to maintain same. - Don Miller was fined \$300,000 for not maintaining reserves.
 - Scott Stanford said that we have funds for Miller driveways and are going to do the worst ones first each year.

- **Review of Financials (Scott):**
 - Ed Kocher could not be here tonight so he gave the financials to Scott Stanford. The financials were handed out to each homeowner.

Committee Reports:

- **Covenants Committee (Lillian/Lori):**
Some trash cans are a problem. A rental moved in with a satellite dish placed on front was asked to move it to the back and was very obliging.
Pets need to be picked up after every time according to the Board of Health.
Natasha volunteered to be on the Covenants Committee.

Old Business:

- Shutters: Case gave the Board 3 options: Replace, paint or remove and repaint. The best option was to replace it was the best price. Someone is going to get a 3rd quote.
- Kick plates: On White Swan Way the kick plates are rotting. Every 5 years it's been worn. They can go ahead and be painted. Estimate to be obtained from Case for painting.
- Two Mignatti units want to install block patio pavers.

New Business: (Open Forum):

- Gene-Ann gave a report on commercial vehicles. She spoke to an attorney (not on retainer) who has expertise in this field. Advice from attorney attached below:

Facts Known To The Board of Trustees

The Board of Trustees has had brought to its attention various Member complaints regarding the parking of vehicles on Association property. In addition, the Board has reviewed Article 13(d) of the Master Deed and believes a clarification and amendment is required with regard to the original Article as it was filed in October of 1987.

The amendment to be voted on appears below. The language to be deleted from the existing amendment is shown with lines through it. The proposed, amended language is shown in bold and is underlined:

13. RESTRICTIONS – The Condominium, including each of the Units therein, is subject to all covenants, restrictions and easements of record and to the following restrictions:

* * *

- (d) ~~No tent, trailer, tractor, truck (commercial or unregistered), mobile home, or other temporary structure of any kind shall be regularly stored or housed or parked on the Property without the written consent of the Association, except that this restriction shall not apply to trucks and equipment stored on the Property by the Sponsor and/or the Association for use in maintaining the Property or any portion thereof.~~

- (d) **No tent, mobile home, temporary structure, semi-trailers or trucks which hold semi-trailers, articulated vehicles, trucks or vans exceeding ½ ton in weight, trailers of any kind, buses, boats, stretch limousines, commercial vehicles, all-terrain vehicles, mopeds, or jet skis are permitted to be housed, stored or parked on the property.**

“Commercial vehicles” are defined as any vehicles the primary purpose of which is to service a commercial enterprise. “Commercial vehicles” are not defined as passenger cars, station wagons, mini vans, pickup

trucks and vans, whether or not bearing commercial license plates, provided that the vehicle does not contain any lettering in excess of an 18” by 18” area on any area of the driver’s and/or passenger’s sides of the vehicle, and has tires 31 inches or less in height. If lettering appears at any other location on the vehicle, or if the tires are greater than 31 inches in height, the vehicle shall then be considered commercial for the purpose of the preceding paragraph. Vehicles displaying any sign or other object from the roof or hood of the same shall be considered commercial.

Vehicles containing equipment visible from the exterior of the vehicle, or containing or displaying loading racks, ladders, pipes, cones, landscaping equipment, or construction or other materials for conducting a trade shall also be considered commercial.

These restrictions shall not apply to trucks and equipment stored on the property by the use of the Association in maintaining the property.

- There is a lot of responsibility on the Board members. They never get any compliments, only complaints.

Next meeting: Date: September 12, 2007 Time: 7:00 PM at Century 21 Office.

Adjournment: Motion Scott 2nd Bill Vote Unanimous
Meeting adjourned at 8:20 PM.