

**Drum Point Village West
Board Meeting
January 14, 2009**

Meeting called to order at 7:06 p.m. by Fred Weintraub

Board members in attendance: Fred Weintraub, Lillian Hughes, Natasha Binkowicz, Gene-Ann Pesano, Susan Komars

Homeowners in attendance: Mary Helik, Caroline Watters, Kellyann Kohrher, Ed Kocher, Lori Gaynor

Approval of minutes from 10-15-08 meeting:

Meeting minutes from 10/15/08 were distributed to homeowners present.

Motion was made by Fred, 2nd by Lillian to accept the minutes as published. Vote unanimous.

Reports from trustees:

➤ **Landscaping (Natasha):**

- ❖ Tree trimming was accomplished. The ornamental pear trees were trimmed along with the area of 12 – 22 MD and the tall arborvitaes at the front entrance. The damaged pear tree in the cull de sac was removed and also included grinding down the stump. The board received three sealed bids for our lawn care. Morano, Cerami, and DeCarlo. The board accepted the bid from Morano. Fred asked what was covered in the Morano bid. Natasha explained it included lawn maintenance, trimming of bushes, feeding of lawns, re-seeding three times per year. Separate contracts are for snow removal and gutter cleaning. Gutter cleaning was done at the holidays. Natasha said the contract is similar to last year. Only thing added is the slit seeding.
- ❖ Fred motion to accept the bid of George Morano with the parameters of what he submitted for the landscaping, trimming as well as clean ups as is noted and to include snow removal and gutter cleaning. 2nd by Gene-Ann. Discussion among all board members included various details of the contract. The contract is two years. Ed asked the price point and Natasha said she didn't have the numbers with her. She said it was around \$4,000 higher than last year. Gene-Ann said the contract now included fungicide treatment(s) not on the contract last year which came to around \$3,000 more this year and was not included last year. Also there are additional mulch areas this year. Also includes the cross seeding mentioned earlier. Ed said he was not questioning the value of the contract but rather budgetary constraints. Lillian

said it is approximately 44, 43 or 43.5. Ed calculated approximately \$5,800 difference. Fred said that was based on two other competitive bids. Those were closed bids. Ed said that's \$5.00 per unit per month. Vote unanimous.

➤ **Roofing/Siding Maintenance (Lillian):**

- ❖ Leaks were reported at various units along WSW since our last meeting in October. Repairs were done at 55, 26, 43, and 37 WSW and 41 MD. Also the seals around pipe collars were placed on all the Miller units. We had already voted on allocating approximately \$2,000 to the roofing and siding reserve for this expense and the actual cost came in at \$1,650.

➤ **Miscellaneous Maintenance (Natasha):**

- ❖ There are eight privacy fences that are going to be replaced in the Mignatti section on Manhattan Drive and Black Fox Trail. One unit on Manhattan Drive will have one post replaced. According to the building department, the permit should be available tomorrow. Carl's Fencing may not be able to do the work now because of the cold temperatures. This project will possibly have to be postponed now until early Spring. Because of the fact the permit will be dated, Natasha said she would inquire about an extension to accommodate the weather factor.

➤ **Messages & Correspondence (Gene-Ann):**

- ❖ We get two or three messages per week. We get a lot of messages that are not pertinent to the association. We do not want to discourage calls, but some of the questions regarding maintenance issues should be handled by the homeowners. Fred said an example is a problem with your gas fireplace. This is something to notify the gas company promptly. Sometimes homeowners just ask for recommendations. The board is not really in a position to recommend someone personally other than from our own personal experiences.

➤ **Pest Control (Gene-Ann):**

- ❖ During November and December most of the Miller units had their annual termite inspection. Mignatti units get their (non intrusive) inspection every 90 days. A meeting is scheduled for tomorrow at 3:00 p.m. to discuss installing a Sentricon system on the Miller side. Fred elaborated that last year we had received proposals from Terminex, Ozane, and Orkin, and Western. We went through the process of competitive bidding for treatments for matching programs. It seemed that the suggestions were to go with the baiting system. Ozane provided the most competitive price. After some additional clarification with the Ozane appointment we should be able to get a better overview of the service.

➤ **Well (Fred):**

- ❖ A meeting is scheduled with Pick Wick Wells on Thursday at 2:00 p.m. and we are awaiting confirmation from another well vendor. We have a continued situation of battling the cost of water which is becoming a huge expense. The well people suggest that if we dig deep enough and suggested a possible chemical formulation we should be assured of not having staining. Within the next few weeks of discussions and looking into financials, cost, and maintenance of this system we will have a better picture and be able to discuss it more openly in a presentation. Discussion went on regarding the homeowner voting in favor of this system and using the money that is saved from water budget to repay the cost of a well. Gene-Ann said it was already voted upon by the homeowners and what we need to do is follow the plan.

➤ **Financials (Ed):**

- ❖ Financials were passed out to the homeowners and board members present.
- ❖ Ed discussed the check detail portion stating the only thing different is the deposit for the privacy fencing contract and a \$40 expense to the county clerk for the release of a lien. Two other liens were satisfied through the homeowner's refinancing attorney. The balance sheet showed approximately \$15,000 cash although \$12,000 is owed to the replacement fund. Gene-Ann commented on the portion of arrears information (which is only given to board members). The amount in arrears over 90 days is \$11,532. Ed included that we owe the accountant approximately \$6,700 putting us in a negative almost \$8,000 in that fund. He explained the entries listed were known obligations but do not include extras such as any roof leaks, water bill, anything outside the landscaping contract (snow), etc.
- ❖ Ed elaborated on the details of the receiving summary and discussed accounts under a re-payment contract. Ed questioned the board if we could verify the status of a title unit owner of a rental unit in the Miller section. Additionally he went into an explanation of the high balances and re-payment contracts that were in place and those that would soon be reaching a six month non-payment period. Some accounts have the lien released because the old debt is paid and then a new one is started. Fred commented that the board(s) have always tried to work with the homeowners but in certain instances he really thinks some homeowners try to abuse that. In summary Fred said that everyone in this community is entitled to reasonable cooperation and to try not to damage other people financially.
- ❖ Ed said the vast majority of the garage doors have been paid, excluding a couple of units that were already discussed. Natasha said some units are still paying only \$145 per month and it's been almost a year since maintenance fees were at \$150. Ed said some people do not read their statements and then when the amount reaches \$150 a late fee is charged to the account. Gene-Ann suggested she would like to include something in the next newsletter to help explain to homeowners how to read their statement. Fred

suggested during our open meeting in March he would like to cover that topic.

- ❖ Ed asked if there were any questions regarding financials. Motion by Fred to change the order of business to skip down to new business. 2nd by Gene-Ann. Vote unanimous.
- ❖ Fred asked Ed for a convenient budget meeting availability date. The board agreed to schedule a tentative meeting with Ed on Saturday, February 7th at 2:00 p.m.

➤ **Committee Reports:**

❖ **Covenants:**

Basically, the board members act as a covenants committee because we really don't have one. Two warning letters went out this morning to homeowners who are walking their dogs on lawns, gardens, etc. and allowing their dogs to eliminate in those areas. The board is not trying to control anybody, but the actions are done for the better of the community when there is destruction of the property.

❖ **Newsletter: (Gene-Ann)**

Gene-Ann said she would probably have it within the next two weeks. The main article will be the preparation/processes of the annual meeting. There's a possibility of having a guest speaker at the annual meeting. Fred suggested something be said about snow and ice. He suggested homeowners use something like fertilizer or kitty litter that does not destroy the environment.

➤ **Old Business:**

❖ **Brick Township updates(Fred):**

Prior to the Christmas holidays, Fred received an email from Mr. Priolo stating they were all set for the replacement of the three patios and asked for a contact person. Fred agreed to be the contact. As far as the walls, the township provided an answer to what they saw but not what the remedy is. Fred said he is now ready to get a full understanding of exactly what is going to happen and hopefully before the February meeting. Fred will keep everybody up to date.

➤ **New Business:**

❖ **Set date, time, location of annual meeting:**

Motion by Gene-Ann to set date, time, and location of annual meeting on March 27, 2009 at 7:00 p.m. at the Municipal Building court room. 2nd by Lillian. Vote unanimous.

❖ **The process for the nomination of unit owner(s) for the position of Trustee(s):**

Fred stated two trustee positions are up for re-election. Any individual in good standing can run for a seat. A candidate must be nominated and seconded by persons in good standing to be on the ballot. The reason for submitting nominations early is so that we may include a biographical note in

our mailing. It can also be done at the open meeting but will not be available in the earlier proxy.

❖ **Declare date of record for voting eligibility at annual meeting:**

Discussion regarding an approximate ten and not more than thirty days prior to the annual meeting occurred. Motion by Fred to declare the date of voting for anyone in the community to be March 6, 2009. 2nd by Lillian. Vote unanimous.

➤ **Open Forum:**

❖ Fred asked the homeowners if they had any questions. Kellyann asked what the markings were on the streets and lawns. She was concerned because of children playing outside. Fred explained they were mark outs and non-toxic and as long as children don't get their own spray cans and start spraying stuff, it would be okay. Ed explained those indicated utility lines and were required by law before you dig. Those were marked for privacy fence replacements. Lillian explained the procedure is to mark the property from curb to curb at each address. Fred explained there were some existing fences on the Mignatti side in need of replacement and that the work being done did not interfere with any open spaces in the community.

❖ Lori asked how we stand on the commercial vehicles. Specifically, she referred to a truck across the street from her unit. Gene-Ann elaborated going back approximately two years ago at the annual meeting. In summary, last year an amendment was proposed to clearly define exactly what a commercial vehicle is so that we could enforce it. People in the community needed to submit their votes and we did not receive the required amount of votes for the amendment to pass. Only approximately 45 or so were received and that was only after the board members went door to door trying to get votes either for or against the amendment. So at this point the commercial vehicle rule is not defined and if somebody wants to re-submit it, they would need to go around and get enough votes. Gene-Ann asked if someone had spoken to the unit resident about his vehicle. Lori said they are not complaining to him directly, just to each other. The board suggested those complaining should write a letter or send an email to the association. Discussion and opinions were exchanged about various large vans and trucks in the community in the past also. Susan commented that if people earn a living and have these vans or whatever, this is their home. If that's how they come and that's what they get paid to do, they have every right. Lori said she didn't mind the truck so much as when she sees the back end of it with the tarp and wood panels on it. She said he also runs a produce business from his house. Discussion went on about this truck and the fact that it is too large to fit in the garage. Lori said another neighbor complained to her that he was worried about roaches. Gene-Ann commented that she looked at township ordinances recently, but most of them were written 30 years ago when nobody had businesses out of their homes. Most people today, having businesses, are usually working on their

computers and don't have customers coming in and out. In summary Fred said if someone has a legitimate complaint they should go to the right people. He said the point is the commercial vehicles and the board made every attempt to get votes and postponed and postponed the amendment until sometime in June and never did get the votes needed for the amendment. Gene-Ann made two additional points. First, if people complain about these things they should have voted on the topic when it was proposed and second they should submit complaints in writing. Fred said any homeowner can re-submit the amendment if they choose.

- ❖ Caroline reported a silver sports car speeding through the community again. Concerns were expressed about children out playing and people walking their dogs while this silver car speeds very closely to them. She also mentioned that her dog recently had surgery to repair a torn ACL which cost her \$4,000 and that she would not be able to walk him for long periods while he is healing.
- ❖ Mary asked Gene-Ann about her satellite dish. Gene-Ann talked about the current satellite dish policy which states satellite dishes must be on the back of the units. She said she never intended for it to be there and was making every attempt to have it moved and in the meantime had done a considerable amount of research into FCC regulations. We will amend our policy to be in compliance with the FCC. According to FCC laws, if it is going to delay the process, cost additional money, or interfere with reception, the association could not enforce the location of placement. Gene-Ann said we are working on that. Additional discussion about satellite dishes were exchanged including the factor of values of the homes in the community. Mary asked Gene-Ann if what she was saying is that she could not get a signal on the back. Gene-Ann replied no, what she is saying is that she is going to have it moved. Gene-Ann said the technicians that installed it that day told her husband that was where it should be installed to get the best signal. They did not tell him they were putting it over the front door, they just said they couldn't put it on the back. But she said she is going to have it moved. Furthermore she said she certainly doesn't want anybody to even think something that because she is on the board she could put her dish anywhere she wants.
- ❖ No additional comments were proposed by the attendees this evening.

Next Meeting: February 18, 2009 7:00 p.m. @ Century 21 Building

Adjournment: Motion to adjourn the meeting by Gene-Ann, 2nd by Lillian
Vote unanimous @ 8:30 p.m.