

Minutes of Board of Directors Meeting
September 23, 2015
To start directly following the adjournment of the Special Meeting

Jim Festa called the meeting to order at 6:28pm

A quorum of the board has been achieved with Jim Festa, Karen Jones, Eileen Fitzgerald, Jeff Sarmiento, John Helmich, Rich Nastan and Caroline Resnick present.

Minutes: Jim read the minutes from the 8/25/15 meeting. Eileen noted a correction to the Board of Directors meeting that the approved minutes needed to say 6/23 not 8/23. Jim said the motion to adjourn was made by Caroline and seconded by Jeff at 8:20 pm. Eileen made a motion to approve the minutes as corrected, Karen seconded. All in favor, Motion passes
We will resend April minutes for review.

Presidents Report:

Jim reminded the members that they are allowed to address the board on any item on the agenda. You will have 3 minutes to do so.

Treasurer Report: Karen gave the financial report: Operating Account: \$23289.45, Reserve Account: \$23062.08, Delinquency \$3830.13, Loan Balance: \$52823.02.

Managers' Report:

Collections: Alex noted that the same 3 owners were outstanding and liens have been filed on their units. We also have 3 owners who owe just late fee and interest. Alex noted that the next step is to file foreclosure on the units. Alex asked the board to advise on whether we want to move forward. Caroline made a motion to hold off on filing for foreclosure on these 3 units and Eileen seconded, all in favor.

Violations: Alex noted that on the last compliance drive through high grass was an issue at many of the lots. The board advised Alex to hold off on any grass letters for the time being until the lots can dry out. Alex also asked about many trees that were grown over into the street that need to be cut back. She wanted clarification on whether it was owners or BC's responsibility. The board said let's wait on all landscaping until the property dries out. However, the owners are responsible through the center of the road.

Jim reported there are some fence board issues on Celestine. Mike said he would take care of that. Alex asked for clarification on what part of the fence we owned.

John excused himself from the meeting.

The board was asked if they will be proceeding with violations on sheds that have been violation. Eileen said she would give Alex information. Jim reported we are not budgeted to take legal actions on anything, but he agreed it needed to be addressed.

Committee Reports:

Landscaping: Mowing has been difficult due to the rain. The mowing and landscaping needs to be addressed for next year's budget. Jim said he would meet with Wilhelm regarding getting an extra mowing since they have not been able to mow due to weather.

Website: Rich Nastan reported he has been working and learning the website. The goal of the website is to communicate to owners and positively promote the Community. Rich has uploaded several documents. The only issue he has not been able to resolve is the privacy issue. It is open to the public. Rich wants to promote the website in the next mailing. To make it private the website will be more costly.

Old Business:

Road Reserve Funds: With approval of the membership we will officially pay the legal bills out of reserve.

Alex asked to correct the amount that we were to transfer for the record. At the 8/25 meeting it was said we were transferring \$22084.17, it should have been \$12723.51.

Mike said he felt the board should have been informed of the error.

Rich made the motion to correct the previous meetings motion to reflect the amount transferred was \$12723.51 not \$22084.17, Seconded by Caroline, all in favor.

Karen made a motion to apply the \$12723.51 to the loan principal, Caroline seconded. Discussion was had about transferring the \$15K that was previously presented.

Eileen made a second motion to transfer the funds based on availability determined by Debbie, the accountant, No second.

New Business:

- a. Approval of 2151 BCL, erection of tent: Karen explained that she is looking to erect a temporary tent over her riding arena. They would like to put it up through December. The tent is 60X40.
- b. Suspension of Voting Rights for delinquent owners: Jim explained that there are owners that are over 90 days delinquent and would like to suspend voting privileges. Karen made a motion to send out informatory letters for the 6 homeowners to suspend their voting privileges. Seconded by Caroline, all in favor.
- c. Procedure for requesting Assn Information: Jim made a motion to establish email as the preferred method of contact for requesting records from the management company. Rich asked for a restate of the procedure.
Jim defined the motion as all requests from the management company for records needs to be in writing and email is an acceptable form, Caroline seconded, all in favor.
- d. Budget items for 2016: Jim noted that the documents need to be updated and the Articles of Incorporation and the Bylaws need to agree. The cost on this is approximately \$5000.00. The front sign also needs to be replaced or repaired. The fence line on Celestine also should be reflected as a capital expenditure.
- e. Mowing Service: Jim asked Alex to set up a meeting with Wilhelm to discuss the current and the following year's budget. Discussion of ditches and culverts.

Other budget Considerations:

Management Company

Tree trimming throughout the community

1000 feet on Cowpen

Culvert Cleaning- has not been done in 5-6 yrs.

2 Bridges need repairs

It was reported that there was a break-in at one of the houses. Take care and lock your doors as this woman was squatting in a barn. Rich will post the info on the website.

Eileen made a motion to adjourn and Caroline seconded, all in favor. 7:50pm