



Monthly Executive Board Meeting Minutes
July 20, 2016

Noting presence of a quorum, the meeting was called to order by Russ Simpkins at 8:05pm.

Present: Russ Simpkins, Anthony DePalma, Janice Elliott, Brian Lindwall-Thomas and Janine Alvear. Joe Calvo and Elaina Cocolis arrived after the meeting was called to order.

Open Comment: No comments.

Proposed Rules: Russ Simpkins made a motion to approve the ARB rule defining **Acceptable Exterior Storage**. Brian Lindwall-Thomas seconded the motion. Anthony DePalma, Janine Alvear, Russ Simpkins, Brian Lindwall-Thomas voted yes. Tate Elliot and Jeff Smith voted yes via proxy. Joe Calvo was not present for the vote. Russ Simpkins made a motion to approve the rule defining a **Standard Foreclosure Policy**. Brian Lindwall-Thomas seconded the motion. Anthony DePalma, Janine Alvear, Russ Simpkins, Brian Lindwall-Thomas voted yes. Tate Elliot and Jeff Smith voted yes via proxy. Joe Calvo was not present for the vote.

STREETS: *Joe Calvo*

Paving contractors contacted to obtain information and job quotes; no estimates received yet. Branches covering light sensor for front streetlight to be addressed. The timer at the gatehouse was adjusted last week and Joe verified the lights came on as expected. Joe to follow up with Janice to verify quoted price matches actual cost for catch basin clean up.

FINANCE: *Janice for Tate Elliott*

Delinquent HOA fees reviewed. The new policy is now in effect for collections.

SEPTIC: *Russ Simpkins*

All septic systems are operating well. Change in one field for 3x/year maintenance was discussed, Russ will follow up with Windriver to confirm the system is on the schedule. Windriver provided a quote of \$45/junction box, for a total \$900, which Russ approved. Windriver is working with Spath to create a plan of attack for cleaning out the junction boxes.

LANDSCAPE: *Anthony DePalma*

Dry season caused seeding not to take well in several areas. The gazebo work was completed to fix broken wood, sand down the wood and stain. Anthony is getting a quote to sand and stain the two bridges at the pond next. Dead trees by Old Colony and several other areas with tree over hang to be evaluated for removal.

ARB: *Brian Lindwall-Thomas*

Several requests made – 58OCR tree removal, 34 OCR new privacy trees, 17 Jam new deck, 2 GOF new fencing.

Letters to residents leaving garbage cans out past Wednesday will be sent.

WEBSITE: *Russ Simpkins*

Meeting minutes online updated.

Rules and Bylaws: *Russ Simpkins*

Resident calls/emails regarding window left open in home for sale that is unoccupied. Resident was notified. Fire pits discussed. It was noted that fire-pits/camp fires require town permit and any concerns should be brought to fire department's attention.

OLD BUSINESS:

Rule vote completed as noted.

NEW BUSINESS:

None

Meeting adjourned at 8:48pm.

The next meeting is scheduled for Wednesday, August 17, 2016 at 7:30pm.

Respectfully submitted,

Janine Alvear