



Monthly Executive Board Meeting Minutes
July 20, 2016

Noting presence of a quorum, the meeting was called to order by Russ Simpkins at 7:40pm.

Present: Russ Simpkins, Anthony DePalma, Janice Elliott, Brian Lindwall-Thomas, Jeff Smith and Joe Calvo.

Open Comment: No comments.

Finance: Tate

Tate put forth the proposed budget and reviewed changes. We adjusted budgets for legal to offset increases in Septic disposal charges to avoid increasing the common charges. Russ Simpkins made a motion to approve the proposed budget and Anthony DePalma seconded the motion. Anthony, Tate, Brian, Jeff and Russ all voted yes. There weren't any no votes. Janice will prepare the budget for the annual meeting.

ARB: Brian

Brian is working with ARB to review the neighbor hood for all residents leaving their trashcans and/or recycle bins out to send out letters informing residents the trashcans and recycle bins must be stored inside garages. Russ brought up the issue that residents are parking in the streets overnight; residents reported it. The group discussed another know ARB violations and reminded ARB those need to be discussed and handled.

STREETS: Joe

The snow-plowing contract was signed with no cost increases. We got a second, base quote for crack sealing that needs more details before we can move forward. New street signs were purchased. Rob Brakeman was kind enough to install. One resident expressed a possible interest in helping on the streets committee.

SEPTIC: Russ

All septic systems are operating well. We renewed our contract with Wind River and Spath. We signed a 1 year contract with CEO Landscaping to mow the fields for the same cost.

LANDSCAPE: Anthony

Landscaping continues to be maintained. We have one resident who expressed a possible interest in helping on streets committee. The contractors cleaned the front sign and a number of fences on common areas.

WEBSITE: Russ

Operating normally

Rules and Bylaws: Russ Simpkins

One resident complained about curb repairs gone undone and another reported parking in the streets.

OLD BUSINESS:

The board reviewed the proposed rules insert and had one minor clarity added. The insert will go out with the resale packages for new residents.

NEW BUSINESS:

We have one resident willing to run for the board and one member who will not run again. We will have one resident up for a one-year term and four residents running for 2-year terms. Russ will work with Janice to get the annual meeting materials created.

Meeting adjourned at 8:51pm.

The next meeting is scheduled for Wednesday, November 16, 2016 at 7:30pm.

Respectfully submitted,

Russell Simpkins