



***Annual Homeowners Meeting Minutes  
November 15, 2017***

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

**Board Members Present:** Russ Simpkins, Anthony DePalma, Tate Elliott and Brian Lindwall-Thomas

**Acceptance of the minutes from the 2016 Annual Meeting:** The minutes from the November 2016 annual homeowners meeting minutes were presented. Brian Lindwall-Thomas moved that the minutes be approved. Anthony DePalma seconded the motion. The minutes were approved unanimously.

**Open Comment session for residents:** Discussed possible return of the neighborhood phone directory. It was suggested that Felicia Mancuso might be able to assist. It was also suggested that it might be easiest to just start from scratch since the current data is several years old.

The question was posed as to whether the neighborhood still did “meet and greets” for new residents. The “meet and greets” are still done but they have not been well coordinated. Marguerite Stadler has been doing the “meet and greets”. Christine Whittenhaur volunteered to assist her.

The issue of how volunteers were solicited came up. Very few volunteers have come forward. This has hampered some neighborhood activities. For example – the neighborhood has not hosted a summer bbq in a few years. Though the Octoberfest has been successful.

The issue of the fencing along the front of the property of the homes around the front green was discussed. The current fencing was paid for by the residents around the front green themselves. It was installed over a decade ago by Lowes. Some of the residents along the front green have personally paid to keep the fence in good repair. However, in general, much of the fencing is dirty, broken or missing and is in need of replacement or repair. The Board, this past year, decided that since the entire neighborhood benefited from the attractiveness of the fencing around the front green that the entire neighborhood should pay to replace the fencing. This year the board solicited proposals from several vendors to remove and replace this fencing. Quotes ranging from \$12,553 to \$25,000 were received. The quote for \$12,553 has been included in the annual budget that will be presented later in the meeting.

The issue of speeding in the neighborhood was discussed. Several residents complained that many drivers ignore both the posted speed limit and the stop signs. Possible solutions were discussed. Specifically portable speed bumps. It was decided that the Board would attempt to form a Streets Committee to look into the issue.

**Introduction of candidates for the board, acceptance of nominees from the floor, and vote for members:** Four of the Board positions were up for election this year. Each member serves a 2–year term. Two existing board members (Brian Lindwall-Thomas and Russ Simpkins) were on the ballot to run again. Two other residents (Rob Brakeman and Jay Hurley) were nominated to run as write-in candidates.

**Election results announced:** Since four people were running for the four open board positions all were elected.

**Presentation, questions and resident vote on the proposed 2018 Annual Budget:** Tate Elliott presented the annual budget for 2018 which totaled \$252,595 plus \$12,553 to be spent from General Reserves for new fencing around the front green. The 2018 Budget will require a monthly homeowner dues amount of \$140 (same as for 2017).

It was discussed that the board would look into executing on some specific Landscaping revitalization Projections:

- Walking trail revitalization
- Cleaning up around pond

The question was asked who should pay for the group mailboxes (end of Cannon Way). It was noted that since the mailboxes benefit only residents on Cannon Way that the residents of that street should pay to maintain the mail boxes.

Additional questions about the bookkeeping expense and checks and balances of the neighborhood cash and bank balances were discussed.

Russ Simpkins moved that the budget be passed. Anthony DePalma seconded the motion. The budget was passed by acclamation of the residents in attendance.

**Old Business:** None

**Open Comment on new rule to implement an Architectural Review Board (ARB) and violation process:** Russ Simpkins explained that the new process provides explicit steps for the ARB members to follow while performing their roles and that the ARB process will become effective prospectively as soon as it is passed. Kim Drossos, member of ARB, explained the ARB's role in greater detail. Russ Simpkins moved that the new process be adopted. Brian Lindwall-Thomas seconded the motion. The Board unanimously adopted the new ARB process.

#### **Board Member Presentations:**

##### **SEPTIC:** *Russ Simpkins*

There have been no recent septic issues. Back in the spring one resident clogged their connection to the septic system due to flushing excess toilet paper. Russ reminded residents that they should coordinate the address of any emergency septic issues in their homes themselves as soon as necessary. If it is deemed to be a neighborhood issue then the resident will be reimbursed for the repair.

Wind River is contracted to service the neighborhood's septic system

The mowing contract on the septic fields has been renewed with CEO Landscaping.

We will have Chad clean up the paths to the pump houses this year.

##### **STREETS:** *Russ Simpkins*

Streets are doing well

Russ would like to develop a plan for re-skimming streets or repaving periodically

It was noted that we have 2.5 miles of streets in the neighborhood

We will look into "chip sealing" which is cheaper than repaving

##### **WEBSITE:** *Russ Simpkins*

All running appropriately. We had an issue with Constant Contact that has been resolved. It was noted that Constant Contact can potentially be used for newsletters and/or directory.

##### **ARCHITECTURAL REVIEW BOARD (ARB):** *Brian Lindwall-Thomas*

The members of the ARB are Alison Hong, Kim Drossos and Christine Whittenhauer. Residents were reminded that the ARB has to issue approvals before residents can get a permit from the town. There have no big issues this past year.

**LANDSCAPE:** *Anthony DePalma*

Contracted costs for 2018 are the same as for 2017.

This past year the focus was ash trees. Reminded everyone to contact Anthony if they have any questions.

**New Business:**

Recent issues have occurred regarding misbehaving children. Russ cautioned residents not to address the children directly. His suggested course of action was to speak with the parents or call the police.

Christine Whittenhauer reminded everyone to lock their cars as there have been a rash of burglaries in town.

The next executive board meeting is scheduled for Wednesday, December 13, 2017 at 7:30pm.

Meeting adjourned at 9:12pm.

Respectfully submitted,

*Tate Elliott,*

*Treasurer*