

Board of Directors Meeting
January 8, 2014 1:30 pm

- ❖ Call Meeting to Order: The meeting was called to order at 1:36 pm. The following members were in attendance. The following members were in attendance: Michael Mosher, Ron Schuman, Dave Rossi & Courtney Kenady. Jennifer McAtamney the association administrator was also in attendance.
- ❖ Approval of BOD Minutes for October & November
M/S/P: Ron/Michael – 4-0
- ❖ Old Business: None
- ❖ New Business:
 - Finance
 - Approve bills and sign checks:
 - ◆ Review & approve actual to budget – Jennifer still wants to look closely things to make sure everything is properly categorized and check to make sure we have all of our 2013 expenses covered. Once finalized the board will approve the year end financials
 - ◆ Jennifer would like permission to mail out invoices to folks so they know where they are at based on the new increase in dues. We will also use it as a time to ask them again to update their information. The consensus was yes to do this.
 - ◆ Ron would like to get the financials earlier prior to our meetings – For next meeting Jennifer will send them out in advance with the agenda.
 - RFP for landscaping & irrigation: We will start with a template from 2013 routine and irrigation and prepare it to be sent out. We will also approach vendors to see if there could be any savings by engaging in a three year contract. The goal is to have this ready to distribute for February 15.
 - Snow plowing & Shoveling Review for the season thus far.
 - How are things going so far? We had issue with a complaint with snow stacking in the ROW. The snow was removed but we do want to remind folks that this area is a designated snow stacking area. If neighbors are upset please have them direct their comments to board members and Jennifer. We want to treat all neighbors consistently and fairly.
 - Brian spoke with the town about pushing snow across the street. They have allowed us to do this because they have a good relationship. Brian has also been working with the town to see if they can rip the pack out with the grader and charge the neighborhood for this work. Brian and Jennifer will work together on this. We would like to do this in January and minimize it for the remainder of the winter.
 - Courtney also commented that she really liked hearing the plow early. Brian has tried to be sensitive with this but it is helpful for keeping the pack down and getting the work done before folks are out driving on it. Dave also mentioned that he appreciated that Brian was starting in different alleys each time to spread the early plowing love and noise around.
 - There is a car parked for a number of storms on the Impatient alley parking. Jennifer will call the police.
 - Regarding new papers getting shredded as we heard from a neighbor recently. In the future we will suggest that folks who have their papers delivered request that they are dropped on porches to avoid this issue.
 - Goal setting and projects for 2014:
 - Could we bring back beautification Day or Month? This would be a good opportunity to help people if we provide the paint and stain for their own homes. This could be done with

little or no cost because we still have paint and stain from our last day stored in Mosh's garage.

- Ron suggested that we could also look at the putting together a flyer asking neighbors if they want to do the painting of green fences instead of paying someone.
 - Do we have an Event calendar? We have a save the date area on the website. This typically includes: HOA meeting, garage sale & gold run rush....(Gold Run rush – 6/25/2014) We can also reach out to see if neighbors really want a second garage sale schedules. This is inexpensive as the ad only costs \$35.
 - Another suggestion was for neighborhood picnic/celebration once the Rodeo picnic area is completed. This is part of the Lincoln Park application. If all goes well through planning and building it we can organize an opening picnic.
- Snow board features have been added to Central Park. This was not an HOA activity or project. Jennifer will contact the parties we believe to be responsible for these features and ask them to remove them. In the event they are not removed we will have them removed and the cost billed to the individuals who put them out there..
- ❖ Final Board Comments: none
 - ❖ Meeting Adjournment: 2:39 pm.
- M/S/P: Michael/Courtney 4-0.

*Board of Directors Meeting
November 18, 2013
12:00 – Starbucks*

The meeting was called to order at 12:00 pm. Michael Mosher, Ron Schuman and Dave Rossi was in attendance. Jennifer McAtamney the association's administrator was also present.

The purpose of the meeting was to review the budget and come to a consensus for a 2014 budget.

The group reviewed the budget worksheet that Jennifer had been working on and discussed levels of service trying to understand how a change in dues would impact the neighborhood. The board decided that a price increase of \$5-7 per month was a number that would be able to meet our service needs as well as have a minimal impact on neighbor's finances.

They worked through various service levels and asked Jennifer to make the following modifications:

- *Budget for 2013 service levels for landscaping maintenance & break out irrigation costs as a separate line item.*
- *Provide shoveling for both greens and sidewalks*
- *Lower storage and office supplies to reflect a smaller storage unit of \$95/month*
- *Budget \$10,000 for reserves*
- *Leave the water utility at the \$15,000 budget to be able to cover the annual increase in water fees as well as any potential increases in costs we may see due to the Town's new focus on water.*

Once those modifications are made Jennifer will post the budget to our Board Google Group site for a formal vote to adopt. This vote needs to be completed in time for Jennifer to mail out the meeting notices on November 20th for our December 4th meeting.

One final topic of conversation was Deb Swanson's request for an apology or formal acknowledgement by the Board of Directors that she was in good standing with the neighborhood and town with regards to the rental of her home.

Ron Schuman and Michael Mosher voted to send her this acknowledgement

Dave Rossi abstained from the vote because the subject was pertaining to his correspondence with Deb Swanson.

The vote to acknowledge was successful. Michael Mosher will write a letter and post it to the group for review and comment prior to sending it to Deb Swanson.

The meeting was adjourned at 12:51 pm.

Board of Directors Meeting

October 3, 2013 1:30 pm

- ❖ *Call Meeting to Order: The meeting was called to 1:40 pm and the following members were present: Courtney Kenady, Deb Drayton & Dave Rossi. Jennifer McAtamney the association administrator was also present.*
- ❖ *Approval of BOD Minutes for August 7, 2013*
 - M/S/P: Dave/Courtney 3-0*
- ❖ *Old Business:*
 - *Hot Issues: Bus stop & Community Building Out Reach*
 - *How to reach out: Mosh will provide the materials and send to the board to vet; once approved Jennifer will put it on the website. For local outreach Ben Brewer has offered to help Mosh with the neighborhood. They would like to start this as soon as possible.*
 - Update - David O'Neil prefers to see bus follow original Master Plan, down Bridge Street, and exiting on Wellington Road at Phase 3*
 - Since the Bridge Street connection will not happen for years (pending Rd White and Blue and TOB approval), Mosh suggests placing temporary stops along the planned alternative route along French Gulch Road.*
 - ◆ *Olivia Lane moved to French Gulch Road*
 - ◆ *Sign only (not a full bus stop) placed between Union Mill and Bridge Streets alleys*
 - ◆ *Sign only (not a full bus stop) along Logan Road*
 - Bus would exit Logan Road/French Gulch Road at the east end of Neighborhood and continue to Town.*
 - Courtney is going to discuss with David about how to present this. A process similar to that on the community building could be a good method for outreach. She will get back to the rest of the group on this. We would need to hold meetings before September 23 due to moving of the model. This is tabled at this point until Mosh returns.*
 - *Central Park Improvements – From Summit Landscaping*
 - *This bid was received and the board voted to do the additional application of fertilizer and revive. Because of timing and the desire not to stimulate new growth that will not harden off before winter this application will be with Scott Wintergard Turf Fertilizer instead of our usual combo of traditional turf fertilizer and revive. Tell said he has clients who use this and thought this would be the best thing to apply at this time of year to give our greens a head start in the spring.*
- ❖ *New Business*
 - *Finance*
 - *Approve bills and sign checks:*
 - ◆ *Review & approve actual to budget:*
 - ◆ *M/S/P: Dave/Courtney*
 - *Hot Issues:*
 - *Snow removal for 2013/14 season – bids to review: 6 bids, 8 total for some snow shoveling. They were all over the board and the committee is reviewing them. Once the committee has a recommendation that will all be passed along to the Board of Directors for their final decision.*
 - *DRC Committee and Process – Questions and Answers*

- *Jennifer briefly explained how this process works and following our joint meeting with the DRC things seem to be functioning smoothly.*
 - *Sports Equipment/Toys in common areas what is our policy on this and how to we enforce it? This should be taken up by the rules committee.*
 - *Set a meeting date for our HOA meeting in November: We are looking at Wednesday, December 4th for our HOA meeting which will include a budget to be ratified. Jen and Deb will start work on this once tax season is over in mid October. We anticipate that we will need to have some type of board meeting to discuss this when complete. Jennifer wanted to note that we need to approve the budget according to our bylaw which require the budget be mailed to all owners at least 14 days prior to the meeting.*
- ❖ *Final Board Comments:*
- *Other matters: Start thinking about amendment 64 and it's potential impacts on the neighborhood. Note: Jennifer has done some research on this. The general recommendation from CAI is for that regulation in shared wall developments like condos this is a big concern. While single family homes have the ability to regulate you will want to consider the ability to enforce any rules and how they align with the TOB laws. We should also remind neighbors that it is recommended that any leases prohibit the growing of MJ because of code violations and potential damage to property that these growing situations can create.*
- ❖ *Meeting Adjournment: 2:58 pm*
M/S/P: Dave/Courtney – 3-0