

2020 Annual Homeowner Unapproved Meeting Minutes 12-10-20

Meeting called to Order 5:41pmAST

Homeowners on the phone:

2655A Daphne Hofschulte
2655B Robert Carr
2675C Cliff Manning
2690B Susan Dupont
2690C Chris Lancaster

Quorum required – 10% of owners = 3

Rules of order – majority of those present shall pass any motion, including budget

Agenda approved – Robert moved, Chris 2nd, passed without objection

Annual minutes - December 10, 1919: Cliff moved, Susan 2nd, 5-0 yes

Special meeting minutes - March 12, 2020: Robert moved, Cliff 2nd, 5-0 yes

Special meeting minutes – June 9, 2020: Cliff moved, Chris 2nd, 5-0 yes

President's Report – will be posted online

Homeowner question regarding snow removal contract – this is the 2nd year of a 2-year contract, snow removal so far this year has exceeded amount budgeted. The rest of what will be owed for the rest of the winter will be on the 2021 budget.

2021 Budget as approved by the BOD was presented by Treasurer Chris Lancaster for Homeowner ratification:

Question from homeowner regarding loan figures – street assessment pmt will be reassigned, existing loan line item is for boilers/asphalt

Question from homeowner regarding reduced collection of anticipated dues
Report does not reflect December dues which will be added on

Question from homeowner as to assignment of dues increase, and reserve balance amount = \$28,000

Question from homeowner as to \$13,000 for asphalt

BOD hopes to get old and new asphalt sealed with this amount – if spring bids are higher then will do line item shift or borrow from reserves. Requested checking account balance = \$13,600

Question from homeowner regarding absence of balcony repair in the budget.

Asphalt project higher BOD priority, not enough \$ this next year for both. Dissatisfaction over no immediate plan to fix balconies and decision to go with more expensive permanent decks in the future

Comment from homeowner regarding need for better lawn trimming

President took note – will notify lawn contractor next spring

Comment from homeowner regarding snow piles at entrance, question as to additional cost – re-pushing snow

Into brush area off the end of the cul-de-sac's \$200, removing piles at entrance no cost.

Cliff moved, Chris 2nd, 4-yes, 1-no, budget is ratified.

Candidate Paul Siska 2655D presented for Board of Directors 3-year term, Seat A:

Chris moved, Cliff 2nd to elect Paul: 5-0 yes

Owners' comments – Homeowner reiterates frustration with possibly having to repair own balcony

Adjournment 6:12pmAST