



Annual Meeting Minutes

June 23, 2009

Open Meeting: meeting called to order 7:15 PM

In Attendance: Carlette Moore, Tami Palmquist, Andrew Warlock and 9 Homeowners (11 Proxies)

Quorum established

2008 Budget

- Reviewed 2008 budget handout
- Questions:
 - master tree program - will discuss tonight
 - What is code enforcement? Inspections
 - Right now we are working on having it credited back because that is part of the contract
 - Fence repair and maintenance will be shared with Adirondack Lodge
 - Categories keep changing-it is hard to compare one year to the next. We can set up the categories however the board would like to see them
 - Common area trees were not sprayed for 2007 and 2008. We do assess in the spring so the problem with the common area trees is not pest

2009 Budget

- Reviewed 2009 budget handout
- Questions:
 - Does snow removal cover the sidewalk snow removal in the common area – the board decided not to cover. The new board can talk about sidewalk snow removal in their meeting.
 - What about the weed spray – that is coded under turf spray. There is a complaint that the common area has dandelions and clover.
 - Mowing: they are not mowing all the way to the edge of the common area
 - Can homeowners get notice when they are going to fertilize-we make sure they use none toxic fertilizer & weed spray
 - Weeds are coming up between the asphalt and the curb
 - The Landscaper is blowing the grass into the street. Carlette will talk with landscaper
 - No money was set aside for street sweeping so will not be doing this year
 - Still losing backyard to drainage-please see Andrew after the meeting
 - If we do go over budget on snow removal then may have to do a special assessment. May forgo community event and do a potluck instead

- Doggi bags – at least once a day someone is coming over and taking a lot of bags. The apartments do have their own. The common area has been turned into a dog park. The apartment people are not cleaning up after their dogs. We will talk with the Adirondack Lodge about the problem and have a story put into the newsletter. If you know who is not cleaning up after their pets there is a \$25 fine to the owner on the apartment side so turn them in.
- Unanimous approval for 2009 budget

Update on Street Trees- by Andrew Warlock from Greenstone Homes

- For Greenstone Homes we take street trees very seriously. We try to have a variety in the developments. The trees don't always survive such as on Stonington. The reason is the amount of water in the soil. There are other contributing factors (see handout) such as over watering, trees planted too deep, etc. Greenstone Homes has reached the point that the board needs to decide if the street trees should be replaced. Greenstone is leaving it up to the homeowner if they want to replace.
- If the tree is dead and the homeowner wants it removed will Greenstone Homes pay to remove them. We can discuss that with Greenstone Homes.
- Has anything been done to remedy the problems listed like build up ground etc.? Greenstone does not know why some of the trees have done well and some not. We are not going to replace the dead trees. If the HOA wants to Greenstone Homes will coordinate with their contractors. Cannot guarantee that the trees on the list will survive. They have not been tried yet.
- What about the common areas? Greenstone Homes position is the same
- For the trees that have never been right homeowners feel Greenstone Homes has a responsibility to fulfill their promise.
- Andrew suggests the HOA write a letter to Greenstone Homes if they want the trees removed or removed and have a hole left for a new tree. Can't speak for what would be decided but it would help.

Round-A-Bout Update

- We are trying to get people to stop running over the trees. For materials it is \$1,000 per round-a-bout. The board chose to make sure there was money for plowing versus the round-a-bout. This also avoided having to raise dues. The big rocks are very expensive. As a group could homeowners could go to a nursery and get plants but no rocks. Winger landscaping is one possible source at \$50/ton (6 or 7) rocks was \$150. (The traffic light will be going in at the end of summer). The fire gate at the apartments needs to be closed.
- Maybe put together a volunteer group. It is important to keep improvements below 36"

Board Elections

Nominations from Floor

2 Category I positions- Maureen Lee Brandt

1 Category II position- Robert Bob Hauss & Elizabeth "Betsy" Clackum

Election by Secret Written Ballot

At this time the meetings that the Board has to attend is the annual meeting and a meeting a month after the annual meeting. Other wise business can be conducted by email and phone with the management company.

New Business

Questions about CC&R'

- Landscaping: have an ARC from one of the last to complete landscaping and the another doing trade for backyard, other one has completed, and a letter has been sent to the new homeowner
- Parking issues: Boats, RV's, trailers etc. They have 48 hours for loading and unloading. If someone is taking advantage then call the management company.
- Commercial vehicles: names on the side are okay but oversized is usually not okay. Board can decide how they want to enforce.
- How are we enforcing: courtesy, notice of violation, fine 1, fine 2, fine 3, and fine 4. Infraction can be found by inspection or homeowners can report to the management company.
- There is no official rule about holiday lights being removed.

Adjourn Meeting at 8:45 PM

Minutes Recorded by: Katherine Funk, Rockwood Property Management

Meeting Minutes approved by Board, July 23rd, 2009:

Elizabeth Solberg, Secretary