



### **Highlights of the April 11<sup>th</sup> 2016 Board Meeting.**

The meeting was called to order at 1.00 p.m. Directors present were Marlene Winchester, Claire Phillips, Nick Alemaghides, Bonnie Baisley and Judy Michel.

#### **DIRECTORS' REPORTS**

**President Marlene Winchester** opened the meeting by announcing that the Board had accepted Frank Ferreri's resignation, effective April 3<sup>rd</sup>.

***The Association therefore needs a new Board member, either for the role of Director of Roads & Grounds, OR Buildings & Architecture. Nick Alemaghides, who is qualified to handle either role would fill the alternate position. Would any owner who is interested in filling either of these positions please contact any Board Member.***

Marlene also drew attention to the fact that starting May 1<sup>st</sup> the City's 'No Parking on grass lawns or verges' Law goes into effect, and that the City is already patrolling the area. Note that the first offense receives a warning but that the second offense carries a hefty fine.

On May 16<sup>th</sup> our longest standing foreclosure, 6422 Thicket Trail, is to be auctioned on line, with a starting bid of \$50,000. It is unlikely that our Association will recover the debt of \$91,000 that is owed on this property

Marlene reported that we have three new owners, all of whom are snowbirds: Guido Grimaldo, Jan and Bob Hetrick, and Robert Vassilatatos.

Finally Marlene (and several owners) remarked on the great improvement resulting from new plantings at our front entrance. Credit should be given to Barry Critz for the design and to Anthony La Rocca for the labor.

Reporting for the Pool area, Marlene said that the pool motor had burned out and that the Life Preserver had needed replacement. Ron Jazwa will be away for a short period in early May.

**Secretary/Treasurer, Claire Phillips**, reported the end March bank account balances as follows: Operating a/c \$ 75,651.95; Special Projects a/c \$6,670.06 and Reserve a/c \$ 88,574.02.

Claire said that she would be putting a summary of what our HOA Fees cover on our Notice Boards to clarify to owners what they might expect in return for their monthly dues.

Referring to a recent incident of flooding along the Troublecreek section of Cabbage Lane, Claire stressed that all owners in these vulnerable areas should take out Flood Insurance – obtainable from their current Homeowners' Insurance Co.

**Director of Buildings & Architecture, Nick Alemaghides, also temporarily covering Roads and Grounds**, reported that the replacement of siding boards on our end units had continued. Up to the present time replacement Hardy boards have been installed on 14 buildings.

Nick commented that some of the buildings slated for painting this year have large plants or vines growing along them. *Affected owners – please note that you will be asked to remove these before Pert Painting can carry out its planned painting schedule for the year.*

Nick had been called out to investigate a flooding situation along the Troublecreek section of Cabbage Lane. He advises that affected owners need to call the City for advice and possible assistance.

Nick had also received several Work Orders from an owner whose lawn is severely affected by weeds and is generally in very poor shape. Regretfully, it must be pointed out that the replacement of a lawn is the Homeowner's responsibility and is not covered by our basic maintenance.

Nick also said that he is looking into the fact that several of our sprinkler heads need replacement, so this is a good time to remind everyone that positively no cars should be driven over or parked on any lawns.

**Director of Clubhouse, Bonnie Baisley,** requested that all owners using the Clubhouse make certain to return the air conditioner setting to its customary 80 degrees when they leave. On several occasions the a/c has been left on at a much lower temperature which adds greatly to our electric bill. Bonnie will have a suitable sign displayed on the exit door to prevent future occurrences.

Once again Bonnie thanked everyone for their book contributions which are so welcomed by our veterans.

**Director at Large, Judy Michel,** had welcomed our three new and very pleasant owners and was able to complete all the necessary paperwork.

**ANY OTHER BUSINESS:** Marlene Winchester said that she has received several requests to add a 'No Dogs' or similar notice to our front entrance on Troublecreek. The Board and several owners agreed that such a sign was needed so it will be added to our front entry signage in the near future.

#### **PUBLIC PARTICIPATION:**

Owners raised and discussed the following issues:

- *How to obtain a Flood Elevation Report.* Judy Michel said that she could furnish the name of someone who could assist.
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- *Cars driving too fast within the community.* Everyone agreed that speed bumps were too expensive and impractical. We should try to identify the offenders.
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- *The appearance of several visiting dogs during Spring Break.* Marlene Winchester asked that she be informed when this occurred in the future.
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- *One of our owners remarked what a great job Cutter's had done a week previously in removing and bagging leaves along the Troublecreek section.*

- *It was confirmed that any owner who has a tree moved was obliged to replace it within one year.* Nick Alemaghides will be monitoring these situations.

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- *A group of owners wish to organize a group garage sale.* It transpired that previous group sales had caused severe parking and road blockage problems. However, because we have City streets the Board has no authority to ban such an event.

The meeting adjourned at 2.10 p.m. The next Board Meeting – the last one until next September, will be held on Monday, May 9<sup>th</sup> 2016 in the Clubhouse

Note that there will be a Newsletter circulated in July to keep everyone updated.

#### **OTHER DATES AND REMINDERS:**

##### **Summer Picnics**

*All \$5 each or coupon. (Non-refundable or transferable to a future event. Meal may be collected if unable to attend.)*

**\*Memorial Day, May 30th, 3 p.m.**

**\*July 4<sup>th</sup>, 3 p.m.**

**\*Labor Day, September 5th, 3 p.m.**

#### **RECYCLING DATES:**

Put on your curb the night before.

**April 27<sup>th</sup>**

**May 11<sup>th</sup>**

**May 27<sup>th</sup>**

**Farewell, Snowbirds. Have a great summer!**

*Board of Directors*