

June 23, 2009 Board Meeting Minutes

1. Opening Remarks: Called to order by B. J. Barrett at 7:30 P. M. Attendance: Board Members: B. J. Barrett, Mike Larkin, Katrina Thack, Hank Bienkowski, and Ed Kokoszka. B.J. Barrett thanked the members of the Board for their work in the past year. Four homeowners were also present.

2. Review of Meeting Minutes: Minutes of the May 26, 2009 Board Meeting were reviewed and approved.

3. Finance Report: As of June 23, 2009, the Common Operational Fund balance was \$14,118.26; Townhouse Operational Fund balance was \$12,696.93. The Common Reserve Fund balance was \$23,200.69; Townhouse Reserve Fund balance was \$7,273.14. CDs are held for \$11,806.28, \$11,792.62, and \$11,739.34. A motion was passed to accept the Financial Report.

4. Committee Reports:

- **Architectural:** B. J. Barrett reported that the Architectural Committee had looked over the plans for some work at 60 Suffolk Court and recommended approval. B.J. Barrett will send a letter indicating Board approval to the homeowners.
- **Rules:** No report.
- **Maintenance:** Ed Kokoszka reported that
 - the repair of the retaining wall at the pool that holds up the deck stairs is completed.
 - the electrician who is putting together a cost to install an electric pump at the pond asked if we could run a line from the LWW pump house and also recommended installing two fountains.
 - He has not been able to speak directly to Randy Christman regarding the concrete work at #1 and #2 Wyndham Court but was told by his wife we will be the next project.
- **Landscape:** No report
- **Website:** No report.
- **Newsletter:** One property owner asked that newsletters be sent to absent homeowners on a more timely manner. In the discussion that followed it was noted that the newsletter is also published on the HHA website and that the Board would email newsletters to absent homeowners if their email addresses are available.
- **Social:** B. J. Barrett announced that Patti McCarney is the new social committee chairperson.
- **Pool:**
 - Lifeguards will be instructed to stay in front of the pool under the HHA umbrella rather than sit under the deck.
 - Lifeguards will be instructed to start the fans in the bathrooms when the pool opens and shut them off at the close of the pool daily.

- In response to a homeowners concern that a girl who cannot swim and is under ten is spending time at the pool without parental supervision, the lifeguards will be instructed to better monitor that young children who come to the pool are better supervised and have pool tags. In addition it was noted in the discussion that homeowners are authorized to step in if the pool rules are not being followed.
- **Welcoming:** No report.
- **Block Captains:** No report.

5. Old Business:

- B. J. Barrett provided the renewed insurance policies for filing.
- B. J. Barrett noted that letters regarding payment terms have been sent to all vendors.
- Mike Larkin reported that he has hammered in all of the spikes that protruded from the railroad ties. He also noted that the ties are shot and will need to be replaced sometime in the future.
- Kat Thack reported that ads were placed in two local papers advertizing the upcoming community yard sale on June 27, 2009.

6. New Business:

- Kat Thack read a letter to the Board requesting a cleanout of the surface water drain pipe located between 87 and 88 Canterbury Court because water in the drain pipe is backing up and causing drainage problems.
- The Election Committee reported that 43 ballots were cast and the following members were elected to the Board:
 - Katrina Thack - 33 ballots
 - Jim Mesiti – 30 ballots
 - Bernard (BJ) Barrett – 25 ballots
 - Mike Larkin – 24 ballots
 - Ed Kokoszka – 24 ballots

7. Upcoming Events:

- Board Meeting, July 23, 2009

8. Adjournment: Meeting concluded at 8:00 P. M.