

Meeting – April 27, 2010

Called to order at 7:40.

Three members present: Jim Mesiti, Mike Larkin and Katrina Thack

Meeting Minutes from March 23, 2010: Read and approved

Financial Report:

<u>Account Name</u>	<u>Balance</u>
Common Operation	18,545.88
Townhome Operation	8,699.29
Common reserve	17,006.83
Townhome reserve	4,279.25
CD	12,159.53
CD	11,943.48
CD	<u>11,876.42</u>
	84,510.68

Committee Reports

Architectural: No Report

Rules: No Report

Maintenance:

-Neighborhood Clean-Up-Only a few people out this year. We appreciate the help we had with picking up all of the trash and debris along the commons, Hawthorne Dr. and the pond. It was nice getting to meet a few new people at the get-together afterwards.

-Wyndham Court guardrail will be replaced by resident volunteers on Sun., April 30

-Sign at the west entrance needs to be fixed. This work will be done soon.

Website:

-Needs major updating on minutes and newsletters. Should also include this year's budget

Newsletter:

Another one will go out in late April/early May.

Social:

Easter Egg Hunt- was attended by 15-20 kids. Bridgette Mize has offered to be the new social chair.

Pool:

-Sam Johnson (4 Wyndham) has offered his time free of charge to paint the pool deck if we provide the materials.

-Chlorine should be placed in smaller containers and kept in a locked pool deck box outside of the pump room. The chemical is what caused the electrical panel and the hot water heater to be replaced.

-Jim mentioned that if we go to a composite material for the deck it should be Azek brand as this is the best and needs the least amount of upkeep.

Welcoming: No Report

Block Captains: No Report

Old Business:

-Tennis Court Fence?-It was discussed and agreed upon that for safety and aesthetic reasons the fence needs to be replaced. Prices will be cheaper in November and December due to the contractor needing work then so that is being looked into.

-Contractors for clubhouse?-Discussion is ongoing about what to do with the clubhouse. Immediate attention is to be given to the flashing on the front. Mike will be contacting Rodney at Honeybrook Custom Carpentry about this. The carpet is in desperate need of replacement. Also some fresh paint and new curtains would help.

-Pond-overflow pipe?-Mike will get an estimate on the pipe and report back at next meeting. Floating fountains may also be needed.

New Business:

-Brookfield Court storm drains-Lyons & Hohl will be contacted today by Mike and given the go ahead to get the work done. Two sewer inlets located in the street in front of 134 and 141 Brookfield have disintegrated. There are large sinkholes in front of both storm drains. The sink holes are large enough for a dog or small child to fall in. The estimated cost of repair is \$8287. Discussion was held as to whether the Brookfield homeowners will be assessed the amount of the repair and if so over what period of time. A decision was not made on the assessment.

-Wyndham Court islands-Erosion is very apparent on the southern island at the top of the court. The electrical conduit that was just put down is becoming exposed in several areas as are the tree roots. Kat will be contacting CBM Lawn Care about the cost of the dirt needed to fill this in. Additionally, a brick (or other material) lining should be placed in two locations to allow the storm water a path to run without causing additional erosion.

-Playgrounds-Kat will look at the playground behind Wyndham and see what if anything can be salvaged and used at the playground by the tennis courts. Jim suggested the playground at the tennis courts should be expanded if the Board removes the one behind Wyndham. Mike suggested the small area where the playground currently is could be used to place exercise stations like those seen at local parks.

-Letters about outside condition of homes will be going out to a few residents that do not keep up with cutting their grass or the proper removal of shrubs, tree limbs, etc. B.J. will be asked to draft this letter and Mike will distribute.

-Spring Yard Sale date was set for May 15. Jackie Englehart will make signs for the entrances. Kat will advertise in the local papers and include in the newsletter.

Meeting was adjourned at 8:30.