

Hedgerow Homeowners Association

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Record of Meeting Minutes

Meeting: Board General Membership Type: Regular x Special ___ Emergency ___ Committee (specify)___

Date: 4/06/05 Time: 7:30 pm to 8:50 pm

Attendees: Debbie Anderson, Ray Crossan, Ellen Doyle, Dave Durofchalk, Jim Mesiti

Ray Crossan called meeting to order and distributed agenda

Topic

1. **Review Previous Meeting Minutes:** No corrections indicated

2. **Finance Report:** Dave Durofchalk reports the Townhouse Street Fund has been closed; Account balances are as follows: Common Fund opening balance on 3/1/05 was \$67,278; closing balance on 3/31/05 was \$72,572.35. Townhouse Fund opening balance on 3/1/05 was \$2,184.92; closing balance on 3/31/05 was \$13,261.82.

Mailing monthly statements has resulted in an exceptional rate of return of dues payment. It is also a more professional touch and enables prompt correction of any dues payment discrepancies with homeowners. Ray Crossan and Dave Durofchalk researched purchasing Post Office Permits for bulk mail but concluded that this was not cost effective over regular \$0.37 postage due to our volume. We will continue to mail monthly dues statements.

Two new accounts were opened at DNB First Bank for Townhouse Reserve funds and Common Reserve funds; Each account was opened with \$2500. The Money Market interest rate is 3 tier; 0.5% for \$1000, 1.25% for \$10,000 and, 1.75% for \$20,000. The previous reserve investment of \$30,000 remains in three separate CD's.

3. Committee Reports:

a. **Architectural:** no issues

b. **Rules including Bylaws:** website revision still in progress

c. **Maintenance:** Jim Mesiti reports pool room refurbishing to begin around 4-8-05. Floor needs new bonding cement; cubicle will be made to accommodate umbrellas, tables, etc. Jim Mesiti also reports water is leaking from men's room toilet. Clubhouse rug heavily spotted and stained requiring immediate attention from cleaning service.

Action: Debbie will contact Lynn for rug cleaning. Follow-up will be reported at next meeting.

d. **Newsletter:** Ellen Doyle will contact contributors for their input so next publication can be circulated by 1st week of May 2005. Ray Crossan has new template and will email to Ellen.

e. **Social:** Community Spring Clean-up is scheduled from 9am to 12pm on Saturday 4-09-05, Coffee and donuts will be provided for volunteers followed with a hoagie lunch.

f. **Pool:** Debbie Anderson reported that the pool was drained 4-06-05 and the electrician will be notified to begin scheduled light repair. Pool tags were discussed regarding the lifeguard's responsibility to check them while keeping an eye on the pool activity. It was noted that this can be an overwhelming burden during busy times. It is especially necessary to check tags on very hot days as non-residents have been known to use the pool during these times.

Debbie Anderson noted we currently pay for a lifeguard for 8hours daily, yet they work 7.5 hours with .5 hours for lunch. Discussion concluded with the 8 hours of service reflected in the hours the pool is opened, namely until 7:30 pm.

Action: Debbie is planning a meeting of the pool committee the first week of May and will address the possibility of a resident who uses the pool daily, assisting with checking pool tags. Debbie will also contact Fox Pools to remedy the discrepancy of service hours and paid hours. Follow-up will be reported at next meeting.

- g. **Welcoming:** Ray Crossan spoke to Jackie Englehart who reports upon arrival in the community, new residents are presently receiving back issues of the newsletter and a loaf of her homemade bread. Dave Durofchalk indicated that it is sometimes difficult to get new owner information when preparing certificate of sale documents for sellers. Although there were intentions to develop an information packet, time demands did not allow an opportunity. New residents seem satisfied with the present approach thus no other activity will be added at the present.
4. **New Business:**
- a. **Water accumulated in clubhouse basement** during last rainfall; foundation gaping hole discovered in foundation (below clubhouse deck stairs) has contributed to this problem. Ray Crossan noted early signs of mildew along lower walls of hall and bathrooms. Ray Crossan had contractor evaluate various drainage and water issues and is awaiting an estimate. Ray Crossan to report progress next meeting.
- b. **Drainage Issues:** Ray Crossan reports Canterbury, Wyndham, and Hastings Courts were evaluated by Summit Sealcoating and estimate for correction is \$2695.00. The price also includes striping in Hastings Court and Handicap striping in the townhouse section (to comply with ADA standards). All present agreed the price was reasonable. Ellen Doyle gave a reminder of the need to evaluate Essex Court for drainage issues at the street and driveways of #65 & #66.
Action: Jim Mesiti will have Summit Sealcoat begin work promptly, and also check the Essex court problem. Progress will be reported at next meeting.
- c. **Election Process:** Ray Crossan stated that Karen Givens is interested in working on the Election Committee for the annual Board Member Elections; Ray will also talk with Chris Grove who has previously served on the committee. Other interest will be sought throughout the community. One Board member, other than President and Vice-president, must serve as liaison to the committee. Ellen Doyle volunteered. All agreed.
Action: Ellen Doyle will contact Karen and Chris and provide them with previous election communications as a reference. A reminder of the upcoming election and nomination will be added to the post card notice for the April general meeting. Ellen Doyle will report progress next meeting.
- d. **Hawthorne Drive speed limit.** Ellen Doyle raised the issue of speeding and the potential danger it poses to our community. She discussed the issue with EBT Roadmaster, Matthew Van Lew. The outcome of the discussion was that no additional speed limit signs may be placed, but Mr. Van Lew will investigate the possibility of replacing the current signs with the newer retroreflective signs. Additionally, Speed Monitors can be placed on Hawthorne Drive when available. Mr. Van Lew stated direct police observation and ticketing, as appropriate, is a most effective measure in controlling speed limits. The issue of speeding will also be addressed in forthcoming newsletter.
- e. **Dog Waste:** Ellen Doyle generated discussion of ongoing problem and the perception of some residents that it is getting worse. Ellen thought maybe the part of the problem was dog owners were just forgetting a pick-up bag, and suggested that if bags were available along Hawthorne Drive and other common areas, there might be better efforts by the dog owners. Other remedies such as doggie waste stations have the potential to be cost prohibitive and may not be a supported expense by non-dog owners. Ray Crossan mentioned the EBT ordinance associated with a fine might be an enticement to clean up, but a picture of the dog in action is necessary for enforcement. Until there is agreement on actual remedies, the newsletter will be the vehicle to remind dog owners of their responsibility to clean up after their pets.
5. **Announcements:** The next General Meeting is **Wednesday 4/20/05 @ 7:30 pm**. Post card reminders will be sent.
6. **Adjournment:** Ray Crossan requested a motion to adjourn. Jim Mesiti made the motion, which was seconded. Meeting adjourned at 8:46 pm. Next meeting planned week of 5/09/05. Date and time will be coordinated via email.