

MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
BOARD MEMBERS MEETING

April 4, 2018

The meeting was called to order at 7pm by Bernard Zanetti, President of the Association.

The pledge of allegiance was made as well as a moment of silence for our troops and departed members.

Bernard Zanetti introduced the attending Board members as follows: JoAnne Boyle-Fisher, Treasurer, Tony Sorenson, Vice President, Kelly Herman, Secretary, Linda Lahman, Director and Bernard, President. Judy Bowes, our property manager for the Community Association from Qualified Property, and Susan Gabriel, Administrative Assistant, were introduced by Bernard Zanetti.

Secretary reported: Minutes from the last meeting have been posted on the Bulletin Board in the Clubhouse. A motion was made by Kelly Herman to accept the minutes as posted, Joanne Fisher seconded. Minutes approved.

Treasurer's Report: Financial statement dated 2/28/18. Total assets are \$217,447.98, subtotal of current liability is \$3,668.00, subtotal of reserves is \$167,829.36, sub total equity is \$45,950.53 for total liability and equity is \$217,447.89. A Motion was by Tony Sorenson to accept the Financial Report, Linda Lahman seconded. Motion carried, Treasurer's Report approved.

Vice-President: Tony Sorenson had no report.

Presidents Report: no report.

Old Business:

Fence: The fence is finished. Hopefully this is the last of the fence we have to take care of. The feedback has been very positive about the fence.

New Business:

Bushes: will be starting with the bushes on Old Millpond Rd between Trace and Northampton. There are 3 phases of putting in the bushes: 1. Remove old bushes, 2. Repair the sprinkler system, 3. T. & J. Lawn Company will be putting in the 25 replacement bushes. From Northampton down to Hamlet will be divided into two sections – do each section separately. Hopefully between 2-3 months we will have replaced all the dead bushes on Old Millpond Rd. We will not be touching anything that belongs to the sections. For the phase one of the bushes will cost \$2575. We do not have a cost for the repair of the sprinkler system. It is unknown because we do not know what the damage will be at this time. Kelly made a motion to accept the bid for the bushes, Tony seconded. Motion carried.

Sidewalks: periodically the sidewalks have to be taken care of because of tripping situations on Old Millpond road between Hamlet and Northampton. The cost will be \$5,000. Joanne made a motion to accept the proposal, Linda seconded the motion. Motion carried.

Ponds: Millpond community owns 5 ponds, 3 of which are on east side of Northampton. Once a month we have Applied Aquatics come in and treat the ponds. One of the 3 behind Northampton is in bad shape. It has

become difficult to get to because of all the overgrowth on path to the pond, particularly bushes. It sits behind some houses on Northampton and a trailer park on the other side. The access to this pond is not easily accessible from Millpond Estates. The trailer park is not maintaining the access to that area.

Gazebo by Clubhouse: It is in bad shape and will require major renovation. There is dry rot throughout the gazebo. The cost could be up to \$3700. Bernard will begin to rebid this project. This structure when renovated will be the new area for people that smoke. Right now the smokers are smoking next to the clubhouse main doors and there have been complaints about the smoke getting inside the clubhouse.

Fine Committee: This committee was established in 2011. This committee is used when there issues, violations of rules and regulations here in the community. We augmented that in 2013. It has never been used. We have a situation now which it needs to be used. The committee now consists of the following members: Diane Krivo, Joe Reczkowski, Paul Holmes and Ken Cosgrove. This is the only committee that has to be voted in by the Board. It is a state law. Tony Sorenson made a motion to reenact the fine Committee with the members that are mentioned above. Kelly Herman seconded. The motion carried. The current situation that will involve the Fine Committee has to do with vandalism that occurred at the pool and will be involving the Sheriffs dept.

Questions/Suggestions from the floor included having a suggestion box in the clubhouse. People can use the little mailbox in the foyer of the clubhouse, talk to Susan or call Qualified Property. Another suggestion is to have an age limit for the exercise room (such as no toddlers or small children allowed).

Being there was no further business, a motion was made by Kelly Herman to adjourn the meeting. Linda Lahman seconded the motion, the meeting was adjourned at 7:45pm.

Respectfully submitted: Susan Gabriel, Acting Secretary