

June 12, 2018 Meeting Minutes

7pm – 151 Stone Ridge Drive

The meeting was kicked off at 7:05pm on June 12, 2018 at 151 Stoney Ridge Drive. 5 board members were in attendance, which facilitated a quorum, including: Toni Law, James Pond, Jessica Lussier, Antoinette Giunta, and Jessica Mooney.

1. Next Meeting

- a. 2018 remaining meeting schedule was reviewed. Next meeting will be held at **151 Stoney Ridge Drive**.

- i. **July 7-10-18 @ 7:00pm, Backup 7-14-18 @ 10:00am**
- ii. August 8-14-18 @ 7:00pm, Backup 8-18-18 @ 10:00am
- iii. September 9-11-18 @ 7:00pm, Backup 9-15-18 @ 10:00am
- iv. October 10-9-18 @ 7:00pm, Backup 10-13-18 @ 10:00am
- v. November 11-13-18 @ 7:00pm, Backup 11-17-18 @ 10:00am
- vi. December 12-11-18 @ 7:00pm, Backup 12-15-18 @ 10:00am

2. Financial Report

- a. Budget and actuals were reviewed noting heavy expenditures in May due to the roofing materials, painting supplies, etc. The board noted that projects would slow until more funds began coming in toward the end of the year.
- b. It was noted there was enough money remaining to address the remaining budget and we

3. Old Business

- a. Jessica Lussier provided a proposal received from Bart Lindskey property maintenance for \$320 / month for landscaping services
 - i. Friend of Justin & Jessica – would be easy to manage and communicate with
 - ii. Smaller company than Annan which it is believed might provide better service to our small job
 - iii. The board approved moving forward with new landscaper.
 - 1. Jessica to provide 30 day notice.
- b. In Process / Not Complete:
 - i. Park
 - 1. **Final Infant swing** – Antoinette still has possession and needs to clean rust off of remaining swing – No progress made since last meeting
 - 2. **Park Pavilion Roof Repairs:** Supplies were purchased for Silicone membrane roof. Water resistant membrane placed over existing roof base. Easy application, little prep work required outside of replacing rotted plywood roof sections / fixing soft spots.
 - a. Expected Cost ~\$2,350 (\$260 primer, \$1,840 silicone membrane, \$250 for plywood, screws, other materials)
 - b. Actual Costs: \$2,286
 - c. Jessica Lussier noted a few more items were needed to complete the roof. Lowe's did not have all needed materials.
 - 3. **Shed door** and other repairs necessary to keep "critters" out. – No program made on shed door since last meeting.
 - ii. **Front Entrance**

1. **Landscaping** Garden Rebel – Landscaping Plan was provided by Antoinette. Jessica wanted to replace smaller bushes on one side of the walls to improve look. Antoinette was concerned about longevity. Additional conversations needed to confirm plan for front entrance.
2. **Lighting: Carriage Light Project**
 - a. Remaining 4 lights to be put up. No major update on progress.
3. **Columns:** Jessica Mooney noted columns along front entrance had been sprayed twice with Spray and Forgot. There is visible improvement of the dark discoloration on the columns. She offered to also spray the columns at the Delmar Estates entrance.
 - a. **Note:** This was completed soon after the board meeting.
4. **Front Entrance Water Spigot:** No progress was made on this since the last meeting.

- iii. **Delmar Estates:** Easiest first steps are to remove the siding that is cracked on the front of the wall and stucco over the wall.
 - a. **Board approved** the removal of hardy board.
 - b. **Board approved** spraying stones with cleaning agent.
2. Jessica Lussier and husband Justin Lussier offered to assist with removing hardy board.
3. Jessica Mooney offered to spray columns to improve cleanliness.
 - a. **Note:** Project was completed soon after the board meeting. Hardy board was removed, wall concrete repaired and painted, and columns sprayed.

4. New Business

- a. Meeting was quick and held within one hour. Little new business was discussed.
- b. Architectural Approvals desired for board. To be discussed at next meeting.

5. Upcoming Events

- a. TBD

6. Business On HOLD:

- i. Foot holds – No further action to be taken at this time.
- ii. Mandatory HOA:
 1. James Pond had a discussion with an attorney whom indicated we would be better off pushing membership and participation rather than attempting to make the board mandatory with a vote.
 2. There are few regulations in our bylaws and these would have to be re-written if we decided to move forward.
- iii. Welcome Wagon / Fundraising Efforts:
 1. Jim Pond suggested contacting real estate companies regarding the benefits of the park and value in the neighborhood. Also, that there is a civic association that needs donations.
 2. James & Antoinette to partner to be the welcome wagon.
- iv. Board suggested painting the fence in between the front columns a lighter color to make it look cleaner and newer.