

BOARD OF TRUSTEES MEETING

April 17, 2013

Meeting called to order at 7 PM

List of attendees: Michael Kravitsky, Chris Village, Joseph Quinn, Cynthia Larensen, Ali Husain and Lori McMahon.

- I. **CALL TO ORDER:** 7:00 PM
- II. **APPROVAL:** Minutes of the March 20 Trustees' Meeting were approved on a 5 – 0 vote.
- III. **FINANCIAL REPORT:** March's Expenses came in at \$11K more than Budget (flat Monthly Budget equal to one-twelfth of the Annual Budget). Snow Plowing expense was much heavier than expected, and Engineering Costs to prepare the LOMA Application to FEMA continued from February, at a similar pace. The total amount of past due Condo Fees is \$3,112. This is a significant decrease from last month's total of \$ 4,265. No homeowner has a balance owed to the Condo Association in excess of \$1,000. Homeowners for the most part are now paying their condo Fees at the new 2013 rate.
- IV. **PROPERTY MANAGERS REPORT:** A homeowner has raised concerns about the state of the concrete block retaining walls behind 122 – 128 Clear Pond Drive. The Trustees decided to engage the services of Consulting Engineer Paul Martin to evaluate the condition of these and other HASP retaining walls and advise what if anything needs to be done.
- V. **COMMITTEE REPORTS:** The Amenities' Board has decided that the pools will open this year on the Memorial Day weekend. A recent storm tore the arch off the arbor at the HASP West Street entrance. We hope to get a reasonable estimate (less than \$1,000) to make repairs. The Trustees agreed that this was a HASP, not Amenities, responsibility. HASP passed this year's Workers Comp Audit, thanks to the diligence of the Office Manager!
- VI. **OLD BUSINESS:** Flood Zone – In correction to verbal report at the Meeting – FEMA has acknowledged our LOMA Application and is treating it as an entirely new Application. The Trustees retroactively approved on a 4-0 vote Chris Village's signing the LOMA Application. We should hear something in 60 days or less. Spring Walk – This year the Trustees will spread the Spring Walk Maintenance Review over two days to allow enough time for a thorough inspection of each Unit Structure and Limited Common Area
- VII. **NEW BUSINESS:** Street sweeping / Street crack sealing / Mosquito spraying / Preparation for next 3-year Landscape Contract / Prior Year Unit Maintenance not completed, all ongoing discussions. Street crack sealing was approved. Also Approved was a Unit Owner's proposal to build a "pagoda" over an existing back-yard concrete patio, based on the plans submitted, and provided the structure is a permanent addition to the structure of the Unit and is in keeping with the "look and feel" of the Unit.

Meeting adjourned at 8:15 PM

Next meeting will be May 22, 2013 at 7:00 p.m.