

BOARD OF TRUSTEES MEETING
January 16, 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 December 19 Trustees' Meeting were approved on a 5 – 0 vote.
- III. **FINANCIAL REPORT:** For the full year 2012, Revenue and Expenses came in as expected and as reported to the November Annual Meeting, with Expenses exceeding Budget by \$18K. Savings in Snow Plowing was more than offset by \$33K in additional and unexpected Flood Insurance cost. The total amount of past due Condo Fees is \$5,375. This is a decrease from last month's total of \$ 6,335. For the first time in a long time, NO Homeowner has a balance owed to the Condo Association in excess of \$1,000. Homeowners are reminded to make sure they are now paying their condo Fees at the new 2013 rate.
- IV. **PROPERTY MANAGERS REPORT:** The Trustees have postponed a decision on whether to sign the Verizon Marketing Agreement (FIOS) In order to direct all their attention to the FEMA Flood Plain Insurance problem. During a recent snowstorm some person or persons unknown drove a heavy vehicle in a semi-circular pattern over several front lawns. We need to catch sight of the offending vehicle, in order to lay the matter before the police.
- V. **COMMITTEE REPORTS:** We have signed up for the new Master Insurance Program through CAU. We have accepted the requirement for a “down payment” equal to four monthly premium payments, and financed it with a loan from Reserves. We are presently paying for Flood Insurance for twelve (12) homes.
- VI. **OLD BUSINESS:** We have found a local Professional Engineer / Land Surveyor with prior experience in removing FEMA Flood Plain designation from property in Attleboro that was a Sand and Gravel Pit before development. We are waiting for a Proposal for Professional Services to work similar “magic” for us. ALL FLOOD PLAIN activities since the November Annual Meeting are being reported on in an ACTIVITY LOG. All homeowners are welcome to join the email distribution upon request to Chris Village. No action has been taken on the proposal to change the Master Deed to allow for a Flood Insurance deductible greater than \$5,000.
- VII. **NEW BUSINESS:** There are no individual Trustee acts to be ratified by the full Board. The matter of Traffic Rules and Enforcement was again discussed at length, with no new workable solutions forthcoming. We request all homeowners and their guests drive as if their own kids were walking on, or playing in, the HASP streets.

Meeting adjourned at 8:25 PM

Next meeting will be February 20, 2013 at 7:00 p.m.