

BOARD OF TRUSTEES MEETING
June 19, 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 May 22 Trustees' Meeting were approved on a 5 – 0 vote.
 - I. **FINANCIAL REPORT:** May's expenses came in \$8K higher than Budget (flat Monthly Budget equal to one-twelfth of the Annual Budget) primarily due to higher snow removal costs. Lower flood insurance expense was offset by the engineering costs related to the FEMA settlement and subsequent removal from the flood plain. The total amount of past due Condo Fees is \$4,354, an increase from the \$2,350 in the prior month. No homeowner has a balance owed to the Condo Association in excess of \$1,000.
- III. **PROPERTY MANAGERS REPORT:** Nothing significant to report.
- IV. **COMMITTEE REPORTS:** Nothing new to report on Amenities and Insurance.
- V. **OLD BUSINESS:** The Flood Zone issue has been resolved in our favor. FEMA has just issued a "Letter of Map Amendment" which removes sixteen HASP homes from the Special Flood Hazard Area surrounding the stream on the HASP property. The annual Spring Walk was conducted and second letters will be mailed for those homeowners who have not responded. The "Homes" pond treatment was performed in May and mosquito spraying will occur in June.
- VI. **NEW BUSINESS:** A street drain backup near 121 and 123 Clear Pond was resolved at a cost of \$1k.

Meeting adjourned at 8:10 PM

Next meeting will be July 17, 2013 at 7:00 p.m.