



Maple Court

Home Owners' Association

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Annual Meeting Minutes

The Maple Court Homeowner Association Annual meeting was held 11/2/08 at 10 AM. The location of the meeting was the Simsbury Volunteer Ambulance Association. Members attending the meeting were: Bob and Martha Hertel, Matt Cook and Melissa Roberge, Mike and Andrea Farrell, Aline Oullett, Jean Sablon, Deb Yurko, Ursula Pfeiffer, Mike Girard and Jim Haggerty. The Bakers provided a letter authorizing Aline Oullett to be their proxy for the meeting. An agenda for the meeting was distributed as well as a financial report.

Report of the President

Martha Hertel provided a summary of the events involving our association which occurred in 2008. The events included:

- Establishment of 1 Maple Court as a legal address for Association business.
- Financial settlement for the Heads' Up irrigation claim.
- Purchase of new street sign and relocation of existing sign to minimize unintended traffic through the association.
- Creation of an Association email system.
- Replacement of windows for the east garages.
- Painting for both garages is scheduled for mid November
- Sewer maintenance was completed.
- A snowplow contactor has been chosen.

Martha also mentioned that the new board will have to contend with the Old Mill Court Condominium Association removing trees and fencing so as to provide emergency vehicle access to their property via Maple Court.

There were comments made regarding fall clean up and whether we should consider a contractor pick up leaves not only for the association but individual homes. This lead to a question as to whether or not the association should pay for individual members' property maintenance. There were no final decisions made about common property or private property maintenance at the meeting.

The Bakers wrote that they wanted a set limit on expenditures allowing a vote by all MCHA members. They asked that all members be notified of monthly meeting times and dates.

Report of the Treasurer

Andrea handed out financial report that detailed our assets and liabilities. A comment was made questioning if we over budget for maintenance. The response was we are currently within our budget but this would depend on whether or not the garage painting is accounted in the 2008 or 2009 budget. If calculated in the 2008 budget we will be over budget for the maintenance line item.

Appointment to the Nominating Committee & Election to the Board of Directors

Members of the association volunteered for various positions on the board for 2009. Voting was conducted by private ballot and the results were as follows:

- President - Matt Cook
- Vice President – Mike Girard
- Treasurer Andrea Farrell
- Secretary - Deb Yurko
- Member at Large - Jean Sablon

Matt concluded the meeting by providing a document from the Community Associations Institute that illustrates the rights and responsibilities of homeowners and community leaders. Matt also handed out a communication questionnaire that asked for email and telephone numbers as well as preferred methods of communication.