



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board Meeting February 15, 2009 • 7:00 PM

Date and Time: Pursuant to Article VI, Section 1 of the Bylaws of the Maple Court Home Owners Association, Inc., a regular meeting of the board of directors was held on February 15, 2009, at 7:00 PM at 3 Maple Court, Simsbury, CT.

Officers and Quorum: The president, Matthew Cook, opened the meeting at 7:05 PM. The secretary, Deb Yurko, was present to record the meeting. Directors Michael Girard, Andrea Farrell, and Jean Sablan were also present comprising a quorum.

Minutes: The unapproved minutes of the January 4, 2009 meeting of the MCHOA that were circulated to all home owners, were read by the members of the Board. Matt moved to approve the minutes as read. Mike seconded the motion. The minutes were unanimously approved.

President's Report: Matt reviewed an outline of the meeting agenda. There were no additional agenda items added by Board members.

- A. **CAI-Trade Show.** Matt made the Board aware of the **CAI-CT** (Community Association Institute of CT) **Trade Show** scheduled for March 7. It will include presentations on "curb appeal", foreclosures, hiring contractors, legal matters, etc as they apply to homeowners' associations. Matt will be attending this free event for CAI-CT members.
- B. **Right to Dry Bills in CT General Assembly.** Matt also discussed **HB 5995 "Right to Dry" Bill** that is now proposed in the General Assembly. In the interest of "going green", the bill would require that homeowners' associations could not create rules prohibiting clothes lines and if they did it would mandate having outdoor clothes drying areas on community property. The CAI is opposing the reintroduced bill because of it decreasing property values, increasing liability, and usurping the rights of an private association to develop its own rules and community standards. If you feel strongly for or against the bill, please contact your state legislators.

Treasurer's Report

- A. **Budget.** Andrea reported on the budget. All homeowners' dues are current.
- B. **Reserve Fund CD.** Our Certificate of Deposit matured at Webster Bank in late January. A check for \$10,076.11 was deposited into our regular checking account before transferring it to a new bank.

Old Business

- A. **Mailbox and Dues.** Homeowners may now put their dues in the **One Maple Court** mailbox by the west end garages. According to the postmaster, the change of address has been made. A "test letter" will be sent to make sure that the mailman is on board with the change.

- B. **Entrance Sign.** The Entrance Sign will hopefully be finished by the next meeting. Basically the entire sign is being refurbished including the background so it is taking Deb longer than originally anticipated.
- C. **Directors & Officers Insurance Coverage.** The \$1M insurance policy for Directors and Officers has been obtained, with the policy period being January 1, 2009 to January 1, 2010.

New Business

President Matt Cook introduced two resolutions for review and approval of the Board, which will be added to the Book of Resolutions and posted on the website at maplecourt.org (eventually).

- A. **Reserve Fund and ING Orange Business (Resolution 2009-06)**, whereby Mathew Cook and Andrea Farrell would be the signatories for our new reserve fund banking accounts at ING. The amount from the before mentioned matured CD that was deposited in the TD Banknorth account will be deposited in an ING Direct Savings Account, which is currently yielding the best interest rate at 2.05%.
- B. **Rights and Responsibilities for Better Communities (Resolution 2009-07).** Rights and Responsibilities was developed by CAI as an ideal standard to which communities could aspire, a goal-based statement of principles designed to foster harmonious, vibrant, responsive and competent community associations. This policy statement outlines the privileges and responsibilities for both homeowners and volunteer leaders. Matt had presented it at the annual meeting.

Both resolutions were presented individually for review and approval. Each resolution was moved for approval by Matt Cook and seconded by Mike Girard respectively. They were discussed briefly and the Board unanimously approved both resolutions as they were individually presented.

- C. **Snow Plowing and Salt.** Our contract for snow removal asks Warner's Landscaping to consult with us whenever they need to salt or sand the streets. The contract intention was that permission would be sought each time salt was to be applied to the road so that MCHOA could better manage our expenses. After the initial permission was granted, Warner's assumed that they had permission for every time they wanted to salt or didn't realize they needed approval to apply materials. The initial bill for December was \$1690.70 and January was \$1351.50. The largest expenses for both bills was salt not snow plowing. Plowing accounted for less than half the bills total cost. Matt has reached out to Warner's to address the contractual obligations and come to a compromise on the bills. The association thus far has only paid for the snow removal portions of the bill while the cost and expenses for salt are still being worked out. Matt is waiting for a call back from Don Warner to discuss further. Moving forward MCHOA and Warner's have agreed that the road will not be salted or sanded, unless requested by Matt. Matt will keep in mind the balance needed between budget and safety.
- D. **Property Taxes for the Association Property and Individual Taxes of Homeowners.** Matt reported that individual homeowners do not need to, and in fact should not, report a portion of the property tax for common MCHOA property on their tax returns as was commonly suggested in the past.
- E. **Future Board meeting dates** are as follows: Sunday, March 1, Sunday, April 5, and Sunday, May 3.
- F. **New Neighbors and Children.** Mike Girard wanted to make neighbors aware that his sister and her two small children are now living with him at his house for an extended period of time. He asked that everyone be vigilant when driving on the street to ensure their safety.

G. Community Tag Sale. Mike would like to have a tag sale in the spring and would like to explore the possibility of having a Neighborhood Tag Sale. There was a brief discussion of possible issues like parking, for which several suggestions were offered. Mike was asked to form a committee to plan the event and invite all members of the association to join him and participate in the planning. He will send an email to all.

Adjournment

There being no further business before the board, a motion was made by Matt, seconded by Mike and unanimously passed to adjourn the meeting 8:08 P.M.

The next MCHOA Board is scheduled for **March 1, 2009** at the home of Matt Cook, **3 Maple Court**, at **7:00 P.M.**

Respectfully submitted,

Deb Yurko
Secretary

APPROVED BY THE BOARD OF DIRECTORS AT THE BOARD MEETING, MARCH 1, 2009.