



# Maple Court

## Home Owners' Association

### Minutes of the Maple Court Home Owners' Association Inc. Board Meeting May 17, 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 May 17, 2009, at 7:00 PM at 3 Maple Court, Simsbury, CT.

**Officers and Quorum:** The president, Matthew Cook, opened the meeting at 7:17 PM. The secretary, Deb Yurko, was present to record the meeting. Directors, Michael Girard and Jean Sablan were also present comprising a quorum. Andrea Farrell, treasurer, was absent and not voting.

**Minutes:** The unapproved minutes of the April 5, 2009 meeting of the MCHOA that were circulated to all home owners, were read by the members of the Board. The following corrections were made add "to organize" in Old Business Section E before committee. In New Business section 1 fifth sentence change "contact" to "contacted." In New Business Section 2 third sentence add "to" before park. Corrections being made that will be reflected in the approved April minutes, it was moved by Matt Cook, president, seconded by Mike Girard, vice president, and unanimously passed by those present that the minutes of the April 5, 2009 minutes be approved.

#### President's Report

Matt reviewed an outline of the agenda for the meeting. Mike requested that an addition be placed on the agenda under new business regarding the front wall he is building on his property, as well as the vacating of his sister and her children at his home. The addition to the agenda being made, it was moved by Matt, seconded by Mike and unanimously passed that the agenda be approved.

- A. Matt reported that the Spring Clean Up, held on April 18<sup>th</sup> was a success. 13 residents and children participated. Many thanks to all; the neighborhood is looking great.
- B. A determination letter from the Simsbury Tax Assessor was presented stating that MCHOA was no longer responsible for paying property taxes on the common elements. This will be a yearly savings of approximately \$1200.
- C. New signs were installed which included "No Parking" on the left of the west end garages, "No Fishing, Parking reserved for residents and their guests" on the right of the west end garages" " No Trespassing, Private Road" at the entrance to the street, and between MCHOA and Old Mill Lane Condos. A new Speed Limit sign replaced the previous one. The "Dead End" sign was repositioned. Many thanks to Matt, Mike and Bob Y for their help. The total cost to purchase the signs was approximately \$333. Installation was through neighbor labor.
- D. Matt also noted that extensive road work redesign will soon be started on the corner of West and Hopmeadow Streets. This may create more "turn around" traffic. The board discussed possible removable speed bumps but took no action. The importance of the stop signs was emphasized.

#### Treasurer's Report

There was no treasurer's report as Andrea was absent.

### Old Business

- A. The Spring Painting of the West End Garages will be June 6<sup>th</sup> and June 7<sup>th</sup>. Scraping and prep work will be done on Saturday, and painting of the doors and trim will be completed on Sunday. Everyone is expected to contribute in some way. Jean will design and distribute flyers.
- B. The date of the Community Tag Sale and the finalization of details will be outlined at the next meeting. Mike will make flyers.
- C. The association attorney and the interpretation of "Trailer" will be revisited at June meeting and also preliminary work to look at the existing association rules.

### New Business

- A. Policy Resolution Number 2009-08 **Relating to Collection of Assessments and Other Charges of the Association**. The resolution sets a uniform policy for the collection of assessments and outlines other fees related to past due amounts. A copy is available on the MCHOA website. Matt made a motion to accept the resolution, which was seconded by Mike and unanimously passed by those present. Andrea was absent and not voting.
- B. Andrea had previously notified the Board that she would be resigning from the board, effective, July 2009. The board is soliciting nominees for Treasurer. If interested, please contact Matt. We will be discussing the issue at the next meeting.
- C. Matt thanked Deb for the refurbishing of the entrance sign. It looks beautiful.
- D. Many thanks to Matt for the design and development of the Maple Court Homeowners Association website at [www.MapleCourt.org](http://www.MapleCourt.org), which include all minutes and resolutions, Declaration of Covenants By-Laws, Association rules, etc. In addition, it depicts the history of Maple Court, accompanied by many beautiful pictures of the neighborhood. Matt has volunteered much time and energy looking up history and talking with several original homeowners of Maple Court, most notably, Bernice Martin, the late Dale Martin's mother, who is 103 years old and Diana Wildemann, Dale's sister as well as others who lived in the neighborhood during the 1930's.
- E. On Tuesday, May 19<sup>th</sup> Mike will be starting work on his front wall. Please be aware that there will be some machinery and people working at the corner. In addition, Mike wanted to notify us that his sister and her children have moved out of the neighborhood.
- F. Mike also brought up the need to repair the road by Jorge and Ursula's home, which should be discussed further at a future meeting.

Future Board meeting dates are as follows:

**Sunday, June 14**

**Sunday, July 12**

**Sunday, August 9**

### Adjournment

There being no further business before the board, a motion was made by Matt, seconded by Mike and passed unanimously to adjourn the meeting at 8:35 P.M. The next MCHOA Board is scheduled for **June 14**, at the home of Matt Cook, **3 Maple Court**, at **7:00 P.M.** All association members or designees are welcome, but please let Matt ([president@maplecourt.org](mailto:president@maplecourt.org) or 217-1411) know in advance, so that we can ensure there is adequate seating for all who wish to attend.

Respectfully submitted,

Deb Yurko, Secretary