



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting July 19, 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 July 19, 2009, at 7:00 PM at 3 Maple Court, Simsbury, CT.

Officers and Quorum: The president, Matthew Cook, opened the meeting at 7:07 PM. Deb Yurko, secretary, was present to record the meeting. Directors Mike Girard and Andrea Farrell were also present comprising a quorum. Member-At-Large Jean Sablan was absent and not voting.

Minutes: The minutes from the May meeting were reviewed. Matt made a motion, seconded by Mike and voted on to approve the May minutes. The June minutes were reviewed. Andrea made one correction to the treasurer's report, changing \$90.00 to \$140.00. Matt made a motion to approve the June minutes, which was seconded by Mike and voted on by the members. Both the May and June minutes were approved without further discussion. The board reviewed the agenda and had no additional items for discussion.

President's Report

Nothing to report.

Treasurer's Report

Andrea reported that one homeowner was outstanding for July dues as of July 15th. She also related that a non-itemized snow plowing bill was received by Warner Nursery, with a 90 day balance forward of \$1484. This most likely represents the discrepancy in salting that Matt asked Warner's to review. Matt will contact Warner with the documentation on the agreed amount.

Old Business

- A. **Garage Painting and Doors. August 2nd (rain date August 9th)** is the dates designated to touch up a second coat on the west end garage doors. The Cook's and Farrell's door are completed. Homeowners of the remainder of the garages are asked to gather at 10:00 A.M. on August 2 to complete the rest of the garages. If you are unable to attend, please contact Matt to get the paint to finish your garage door. Matt will distribute the garage door seals for the bottom of the doors, as well.

The bill for garage repair on Jim and Jeans' doors was received from Douglas Garage Door Repair. Jean will reimburse the association \$35.00 for the lock and key.

- B. \$1,640 was transferred from TD Bank checking to ING savings. There was a clerical error on ING's part and the association was charged \$35.00 overdraft fee (ING attempted to transfer \$16,400.00). Andrea is attempting to get a \$35.00 reimbursement from ING.
- C. **Treasurer Vacancy.** Andrea Farrell is resigning from the board effective July 31st as she plans to go back to school in the fall. Matt and Mike will speak with members who might be willing to fill in for 3 months until the election at the annual meeting.

D. **Community Tag Sale.** There will be no community tag sale. The issue will be revisited next year.

E. **Sewer Line Clean Out.**

A discussion ensued regarding cleaning out of the sewers, verses skipping a year or to start alternating lines again as in the past. It was decided that as the clean out had already been budgeted for the year to go ahead and do it. Matt suggested that at the annual meeting that there is a discussion regarding a reserve analysis that might include budgeting for sewer replacement, drainage and road repair. Matt to contact General Sewer & Drain Service to schedule cleanout in August.

E. **Sidewalk Repair.** In addition, we are in need of sidewalk repairs mainly along the road and property lines with #3, #4, and #5 Maple Court and #82 West Street. Matt is still seeking quotes.

New Business

A. **Trailers and Declaration.** Matt presented a resolution to the board regarding trailers, which to summarize briefly, clarified the Declaration and would allow trailers if it totally fit in a garage, which the Board would assign as the designated area for parking of such vehicles as provided for in the Declaration. Deb raised the question of a provision that would allow for a trailer to be on your property for maintenance and care, during certain hours of the day. Matt asked Deb to present a proposal to the board at the next meeting.

B **Rules and Regulations.** At the next MCHOA Board meeting scheduled for August, the board will be reviewing and hopefully finalizing the existing 2005 MCHOA Rules and Regulations, after input from the general membership.

C. **Board Meeting dates for September and October at 7:00 P.M.**

September 13, 2009

October 11, 2009

Adjournment

There being no further business before the board, a motion was made by Matt, seconded by Mike and passed unanimously by those present to adjourn the meeting at 8:50 P.M. The next MCHOA Board is scheduled for 7:00 PM on August 9, 2009 at 3 Maple Court. All are welcome.

Respectfully submitted,

Deborah Yurko
Secretary