



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting
August 23, 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 August 23, 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. Director Mike Girard was also present comprising a quorum. Director, Jean Sablan was absent and not voting. Director Andrea Farrell, resigned effective August 16, 2009. Association member, Bob Hertel, also attended the meeting.

Minutes: The minutes from the July meeting were reviewed. Matt made a motion, which was seconded by Mike and approved by the Board to accept the minutes as read. The board reviewed the agenda. Two items under old business, Resolution re: Mobile Homes and Trailers, and Rules and Regulation Revisions were tabled for discussion at a future board meeting. A motion was made by Matt, seconded by Mike and approved by the Board to accept the meeting agenda.

President's Report:

Matt reviewed Andrea's letter of resignation as Treasurer, effective August 16, 2009. He reported that Bob Hertel had graciously agreed to fill the position as interim Treasurer until the annual meeting in November, 2009. Matt made a motion to appoint Bob Hertel as Treasurer, which was seconded by Mike and approved by the Board. Welcome aboard! Jean Sablan was absent and not voting.

Treasurer's Report:

Matt reported current matters. As of today, everyone is current on dues, however three homeowners were late last month: two were past due for one month and one was past due for two months. Also, ING has credited \$35.00 to our capitol reserve savings account to rectify their clerical error, which resulted in a bank fee from TD Bank (checking). Filing of the annual Secretary of State organizational report has been submitted online along with the \$25.00 filing fee.

Old Business

- A. **Garage Painting and Doors.** A second coat is needed on the Yurkos' garage door. The seal needs to be installed on the garage doors of the following homeowners: Farrell, Yurko, Oulette and Guillan before winter. Matt will speak with Aline about obtaining her key to install the seal.
- B. **Snow Plow Bill.** Matt will write a letter to Warner's Nursery to schedule a meeting to resolve the outstanding salt portion of the snow plowing bill. The bill we received was for the unauthorized application of salt during the past winter and has been the subject of previous discussions.
- C. **Treasurer Vacancy.** Bob Hertel has been appointed by the Board as interim Treasurer to fill the vacancy left by Andrea Farrell. No other homeowners volunteered.

- D. **Sewer Line Clean Out.** All of the sewer lines were cleaned out, and the bill was paid for \$1400. The bill delineated the approximate lineal foot of the sewer system in the neighborhood. Assuming the figures are correct and an estimated cost of \$100 per foot, the anticipated cost to replace the sewer at a future date would be more than \$50,000.

- E. **Sidewalk Repair.** Matt reviewed and presented four quotes that he had received to repair the sidewalks. A discussion ensued regarding some technical issues brought up by Mike, and a question asked by Deb regarding future road work. Deb also brought up the issue, especially in light of the line of credit option that the Board has at its disposal, whether there should be a limit on how much the Board can spend on a given project without the vote of the general membership. At this point, there is no such provision in the By-laws and would need to be discussed at the annual meeting. A motion was made by Matt, seconded by Mike and approved unanimously by those present to accept the bid by Concrete Creations & Construction Services LLC for the sidewalk repair work and use funds from our reserve account for capital repairs to address the unsafe sidewalks within the neighborhood. Matt would draft a contract and call Concrete Creations to confirm the aspect of sawcutting the asphalt, as suggested by Mike. Mike and Matt would also remeasure the job to make sure that all the sidewalk in need of repair was accounted for in the quote. The quote was for 315 sq ft @ \$12.50 a foot totaling \$3937.50.

New Business

- A. Matt distributed some literature for the Board's review regarding changes in the Connecticut Common Interest Ownership Act, some that are immediate; some that will be effective in July, 2010. There will be discussion at the next Board meeting.

- B. **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 8:02 P.M. The next MCHOA Board is scheduled for 7:00 PM on **September 13, 2009 at 3 Maple Court**. All are welcome.

Respectfully submitted,

Deborah Yurko
Secretary

MINUTES ARE SUBJECT TO BOARD APPROVAL &
CORRECTIONS @ NEXT MEETING