



# Maple Court

## Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting  
January 10, 2010 • 7:00 P.M.

**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 January 10, 2010, at 7:00 PM at 2 Maple Court Simsbury, CT.

**Officers and Quorum:** The president, Mike Girard, opened the meeting at 7:00 P.M. Deb Yurko, secretary, was present to record the meeting. Directors Matt Cook, Martha Hertel and Jean Sablan were present comprising a quorum.

**Minutes:** A motion was made by Matt and seconded by Martha to accept the minutes of the October 18, 2009 and the November 8, 2009 meetings as read. Matt noted a correction in substance to the December 3, 2009 minutes, in that both quotes for garbage removal and recycling were \$230.10. A few other minor corrections were also noted. A motion was made by Matt and seconded by Mike that the December 3, 2009 meeting minutes be approved with reflected changes. The board unanimously approved the October, November and December 2009 meeting minutes.

### Agenda Changes/Approval

Matt wanted to add four items to the agenda under the Treasurer's report including:

- Federal Income Taxes
- Transfer of \$310.00 to the ING account
- Final Fiscal report
- The Ewing Bankruptcy case

A motion was made by Mike, seconded by Matt and unanimously approved by the board to approve the agenda with the added items.

### President's Report:

Mike reported that he had not received any written responses to his request for suggestions for capital improvement projects. Mike feels strongly that the road repair is needed on the corner by the Guillens' home. This was also discussed at the annual meeting. Martha mentioned that the dent in the east end garage also needed to be fixed. Mike also related that the areas on either end of the west end garages also needed to be cleaned out.

### Treasurer's Report:

The treasurer report included the following:

- The final fiscal report of 2009 included the final balances of the checking account \$3315.70; the reserve savings account \$7504.18, totaling \$10,019.88.
- Balance due on the Line of credit account for the roofs is \$2,680. It will be paid off as of November, 2010.
- All dues are current as of December 31.
- The December 31<sup>st</sup> snow plowing and salting bill is anticipated for \$608.40, which is still under the 2009 budget.

- We received a credit from Paine's for approximately \$66.00 for taxes that we should not have paid.
- One half of the homeowners have paid their January dues as of January 10<sup>th</sup>.
- Federal Income taxes were paid in the sum of \$4.85 for the fiscal year November 1, 2008-October 31, 2009.
- In 2009, \$450.00 in late fees and fines were collected. A motion was made by Matt, seconded by Mike and unanimously approved to deposit \$310.00 in the ING account. The difference had already been transferred into ING previously.
- Matt will be forwarding 2 letters that he received regarding the Ewing bankruptcy case in Florida, to our legal counsel, Attorney Scott Sandler for advice. On December 24<sup>th</sup>, a letter was sent to dismiss the case, because the plan was not being followed. A subsequent letter reinstated the case, when Mr. Ewing brought requirements current.

### Old Business

#### **A. Snowplowing**

A snowplowing account was established with Simscroft-Echo Farms for the January 1 – December 31, 2010 season. A yearly cost of \$3,642 will include plowing and salt/sand, no matter how much snow. If we do not exceed the capped fee of \$3,642 the remaining left over balance will be split between MCHOA and Simscroft.

### New Business

#### **A. Project for the Year**

There were no written suggestions submitted to Mike, but he feels strongly about road repair and cleaning out on either side of the west end garages. A discussion ensued regarding landscaping, asphalt cut out and overlay, permanent or temporary patch verses solving the water issue, grading the road and landscaping a trench for water drainage. Mike will obtain quotes for road repair.

#### **B. Upcoming Budget**

Matt is working on the budget. The budget for the year is \$15,720. Matt brought up the reserve study to prioritize projects, saving for those projects in a 5 to 20 year plan. Concern was raised regarding the cost of such a study.

#### **C. Car Parked Next to the West End Garage**

Mike made note of the car that had been parked next to the garage for couple of weeks, which now has a flat tire. Jean reported that her son would be moving it on the next day.

It was also brought to the table that in the spring, lines should be painted to delineate the parking spaces for optimal usage as a few cars have been taking up multiple spaces. There is enough room to park at least 5 cars in this area.

**The next meeting is scheduled for February 21, 2010 at 7:00 P.M., at 2 Maple Court.** All are welcome. Please let Mike know if you plan to attend, so that seating can be arranged.

Subsequent meetings are scheduled for:

**February 21, 2010**

**March 14, 2010**

Minutes of the MCHOA Board Meeting January 10, 2010

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There being no further old or new business, Mike made a motion, which was seconded by Deb and unanimously approved to adjourn the meeting at 7:52 P.M.

Respectfully submitted,

Deborah Yurko  
Secretary

MINUTES ARE SUBJECT TO BOARD APPROVAL &  
CORRECTIONS @ NEXT MEETING