



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting
August 29, 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 August 29, 2010, at 7:00 PM at 2 Maple Court Simsbury, CT.

Officers and Quorum: The president, Mike Girard, opened the meeting at 7:05 P.M. Deb Yurko, secretary, was present to record the meeting. Directors, Matt Cook and Martha Hertel, were present comprising a quorum. Jean Sablan was absent.

Minutes: A motion was made by Mike and seconded by Martha to accept the minutes of the July 18, 2010 meeting. There was no discussion. The board unanimously approved the July 18, 2010 minutes as read.

Agenda Changes/Approval

Two items were added to the agenda:

- * Painting of the parking places
- * Persons cutting through from Old Mill Lane Condos

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:

There was no president's report.

Treasurer's Report:

The treasurer report included the following:

One MCHO is past due on monthly dues for August. Payment was received from 1 Old Mill Lane for their portion of the sewer maintenance. The treasurer is still waiting for payment from the Old Mill Lane Condo Assoc. for their portion. The annual report to the Secretary of State, which is due in October, has been filed, according to law, in the amount of \$50.00. A transfer of late fees, as of July 31st, in the amount of \$85.00 was deposited the reserve account at ING.

Old Business

1 Old Mill Lane propane tank.

There is nothing new to report regarding the propane tank. Matt spoke with Tom. The MCHOA has been assured that the tank will be safe, and may be put on the property line.

Sewer Cleaning

The sewers were cleaned on August 2nd. The total was \$1400. \$107.69 was paid by 1 Old Mill Lane. We are still awaiting the Old Mill Lane Condo Association's portion. Matt went to a Board meeting of the Old Mill Lane Condo. Association. An invoice has been sent. For next year, we need to dig out the manhole cover by the telephone pole, so that the sewer clean out company can find it. We do not need to dig up the clean outs at Mike and Gwen's house or at Aline's house.

Continued people cutting through from Old Mill Lane Condominiums.

When Matt attended the condo's association board meeting, they voiced strong opposition to blocking off the pathway between the two properties. Bob Moran sighted the existence of an easement, although no written documentation can be found. The Maple Court Homeowners' Association sighted their continued concerns regarding private property rights and liability issues. There was a suggestion of planting arborvitae across the opening, which would be less obtrusive than a chain, etc.

Painting of Parking Space Lines.

Mike will look into pricing and longevity of using tape. Mike and Matt will work on the project.

Quotes for Road Repair.

Addition quotes are being sought.

EB Plans for the Grist Mill and Surrounding Property

Plans appear to be on track for the project. Apparently, there will be no loud music emanating from the planned restaurant as in the past.

New Business

The next meeting is scheduled for September 12, 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.

Additional meetings are tentatively scheduled for:

September 12

October 3

There being no further old or new business, Mike made a motion, which was seconded by Martha and unanimously approved to adjourn the meeting at 7:38 P.M.

Respectfully submitted,

Deborah Yurko
Secretary

MINUTES ARE SUBJECT TO BOARD APPROVAL &
CORRECTIONS @ NEXT MEETING