



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting
September 26, 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 September 26, 2010, at 7:00 PM at 2 Maple Court Simsbury, CT.

Officers and Quorum: The president, Mike Girard, opened the meeting at 7:01 P.M. Matthew Cook, treasurer, was present to record the meeting. Director Martha Hertel was also present comprising a quorum. Directors Jean Sablan and Deborah Yurko were absent and not voting.

Minutes: The minutes from the August 29, 2010 meeting were read. A motion was made by Mike and seconded by Martha to accept the minutes as written.

Agenda Changes/Approval:

One item was added to the agenda: Hopbrook Development in the Powder Forest.

President's Report:

The president had nothing to report.

Treasurer's Report:

Treasurer M. Cook reported that one homeowner had been past due for September but that the account is now current. Also, one homeowner is past due on a portion of a late fee fine from August in the amount of \$15.00 and that he anticipates receiving payment with the October dues. Two homeowners have paid their accounts in full through December 31, 2010. MCHOA has also received reimbursement for the sewer cleaning from the Old Mill Town Homes Association in the amount of \$215.38.

Old Business

A. Parking Lot Lines

Matt provided three options with several price points to paint the parking lot lines. Option 1 was to use appropriate traffic striping spray paint with a spray applicator (estimated \$50-\$60). Option 2 was to purchase a gallon of Rustoleum White Traffic Striping paint with rollers (estimated \$30-\$40). Option 3 was to rent a spray paint traffic striping apparatus from Bremar Rentals and buy compatible paint from them (estimated \$40-\$50). Several prices for each option were also obtained. A motion was made by Mike and seconded by Martha to allocate \$40 to the parking lot striping project and to purchase a gallon of traffic paint, four inch roller, and paint roller covers from Home Depot. The motion carried with all present voting in favor. Matt and Mike agreed to obtain the paint and supplies. The date of Sunday, October 3 was set to perform the work (weather permitting).

B. Quotes for Road Repair

No new quotes have been obtained.

New Business

A. Annual Meeting Date

Traditionally the first Sunday in November has been the date for the annual meeting. With that in mind, the Board set the date of Sunday, November 7, 2010 for the annual MCHOA meeting. It will be held at 10 AM in the Simsbury Volunteer Ambulance Association Barn. Mike will confirm the room and time with the Ambulance Company. "Save the Date" notices will be sent out to homeowners.

B. Date for Fall Clean-up

The Board discussed not having a Fall Clean-up this year and asks that all homeowners clean around their areas of the roadway on their own time in lieu of a formal cleanup event. In addition the Board is seeking volunteers to assist with cleaning the following areas: 1) vines and bank near the guard rails and entrance to Maple Court, 2) area near fence abutting the Old Mill Town Homes, 3) weeding and clearing of the garden bed around the Maple Court sign on West St., and 4) open area along the East Garage. Please consider helping out in these visible "problem" areas. If you can help out, speak with Mike Girard and get cleaning!

C. Dates for Subsequent Board Meetings

The Board members present agreed upon October 17 at 7 PM as the date for the next Board Meeting due to the Columbus Day Holiday. Also, the November meeting will immediately follow the Annual Meeting on November 7, 2010.

D. Hopbrook Development in Powder Forest

M. Hertel over the past month has been investigating the Hopbrook Development involving the Grist Mill, future town homes and apartments in the Powder Forest directly across from Maple Court which has been published in the local papers and the Hartford Courant. She has spoken with Hiram Peck with the Town of Simbury who referred her questions to Ron Janeczko, LandWorks Development. She voiced hers and other individuals concerns about noise and traffic and their potential impact on the surrounding area. Some details about the project including drawings are available at: <http://www.landworksdevelopment.com>. She was also able to obtain copies of the preliminary traffic study and diagrams for work in front of the grist mill to carve out for more parking. Both documents can be requested from Martha or Matt via email. Overall the developer pledged that he would like to develop the properties in tune with the surrounding areas and was open to hearing concerns from those affected.

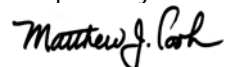
The next meeting is scheduled for October 17, 2010 at 7:00 P.M., 2 Maple Court. All are welcome. Please let Mike know if you plan to attend, so that seating can be arranged.

Subsequent meetings are scheduled for:

November 14, 2010 at approximately 11 AM

There being no further business, Mike made a motion, which was seconded by Martha and unanimously approved to adjourn the meeting at 7:22 P.M.

Respectfully submitted,



Matthew J. Cook
Treasurer