



# Maple Court

## Home Owners' Association

### Minutes of the Maple Court Home Owners' Association Inc. Annual Meeting November 8, 2009 • 10:00 AM

**Date and Time:** Pursuant to Article III, Section 1 of the Bylaws of the Maple Court Home Owners Association, Inc., an Annual Meeting of the association members was held on November 8, 2009, at 10:00 AM at The Ambulance Barn, 78 West St, Simsbury, CT.

**Officers and Quorum:** The president, Matthew Cook, opened the meeting at 10:00 A.M. Deb Yurko, secretary, was present to record the meeting. The roll was called. Directors Mike Girard and Bob Hertel were present. Jean Sablan was absent. Others members present included Martha Hertel, Walt Baker, Bob Yurko, Melissa Roberge, Mike and Andrea Farrell, and Jim Haggerty. No proxies were submitted from absentee homeowners: Guillen, Sablan and Oullette.

**Minutes:** The minutes of the November 2, 2008 were distributed for review. A motion was made by Matt Cook and seconded by Mike Girard to accept the minutes as read. There being no further discussion, the minutes were unanimously approved as read.

#### **President's Report:**

Matt Cook reviewed the accomplishments and summarized the events for the year 2009, which included the following:

- Providing a document entitled "Rights and Responsibilities for Better Communities" to all homeowners.
- Tax savings relating to taxation on the common property, whereby associations should not be taxed on common property.
- Electronic payment of bills.
- Transfer of capital reserve account from Webster Bank to ING to yield a higher interest return on our funds.
- Development of the maplecourt.org website.
- Review and revision of the Rules and Regulations.
- Eleven passed resolutions.
- Painting of the trim and doors of the west end garages.
- Sidewalk repair.

Several homeowners thanked Matt for his hard work and diligence in updating the manner of business.

#### **Treasurer's Report:**

Bob Hertel, interim treasurer, distributed the 2009 Annual Financial Report for review, which highlighted the following:

- the 2009 association dues and fees report
- association expenses in four categories
- income and expense report
- forecasted income and spending
- Garage roofs will be paid for by the end of next year.
- Please refer to financial report for checking and savings account balances.

- Despite several communications to Warner Nursery to settle the bill for salt that has been disputed, there has been no response to date.
- Quotes are being obtained from contractors for this year's snow removal.
- Overall, the MCHOA is under budget for all categories outlined.

Bob was thanked for his service as interim treasurer.

### **Amended Rules and Regulations**

Matt reviewed that the rules and regulation have been revised. Emphasis has been placed on health and safety, rather than primarily on aesthetics. Feedback from the association members was sought over the past six months and was incorporated into the final revision. The revised Rules and Regulations that were approved by the 2009 Board have been clarified, are reasonable and are aligned to state laws, our regulations, and best practices. **Reminder: The revised Rules and Regulations become effective December 1, 2009.**

There is a specific procedure for reporting violations.

Complaints must be submitted in writing to the secretary of the Board. The Board will review the complaint and notify the homeowner in writing. The homeowner has seven day to bring the situation into compliance, or another letter will be sent to the homeowner, and a hearing will be scheduled with the Board. At that time, the homeowner can present his/her case, and the issue can hopefully be resolved without further action.

### **Fall Clean-up is scheduled for November 14<sup>th</sup> at 9:00 A.M.**

Mike is in charge. All members are expected to participate or make arrangements with the President. There will be an assessment of \$25.00 for non-participants.

### **Appointment to the Nominating Committee per By-laws**

The intent of the By-laws is that each of the five directors will serve for a three year term over a staggered period of time to facilitate continuity of the Board. The association members nominate a slate which is voted on and approved by the membership (one vote per household). The Board will then elect positions from its ranks.

### **Election to the Board of Directors**

The following slate was elected to the Board of Directors by the membership.

Matt Cook  
Mike Girard  
Debbie Yurko  
Jean Sablan  
Martha Hertel

### **Open Forum**

The following issues were discussed:

- There has been increased walking of dogs from the condos. A letter needs to be drafted and sent to the Old Mill Lane Condo Association.
- Bikes were found behind the west end garages. The police were notified.
- Walt Baker is not receiving all of his e-mails from MCHOA. Matt will follow up; Aline needs a hand-delivered copy.
- Some concern was raised regarding the new Maple Court website, in terms of personal information being available on the web. It was explained that minutes of the association come under "freedom of information". Any issue regarding any particular homeowner would be discussed in executive session and would not be available on the website.

- One homeowner noted that the website was good for the sale of homes, in that it gave both general information and history, as well as specific information regarding rules and regulations, dues, etc.
- A proposal was presented by Deb Yurko regarding placing a cap on capital improvement expenditures of the Board, without the vote of the general membership. The proposal was not approved.
- Another homeowner noted that it was very important that dues be paid on time in fairness to all. Furthermore, payment of homeowners' dues is subject to approval relating to the certificate of resale, if a homeowner is attempting to sell their home. Reminder, a homeowner is assessed \$10.00 for the first late payment, and \$25.00 for any subsequent late payment of dues within a one year period.
- It was also noted that late payment of dues adds to the stress and work load of the treasurer, with issuing reminders and extra trips to the bank,
- The condition of the road pavement was also presented as concern, in terms of safety, aesthetics and property value. Mike Girard is in the process of obtaining quotes.

There being no further old or new business, a motion was made by Matt and seconded by Andrea to adjourn the meeting, which was unanimously approved. The meeting was adjourned at 10:55 A.M.

Respectfully submitted,

Deborah Yurko  
Secretary

MINUTES ARE SUBJECT TO MEMBER APPROVAL &  
CORRECTIONS @ NEXT ANNUAL MEETING