



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting September 13, 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 September 13, 2009, at 7:00 PM at 3 Maple Court, Simsbury, CT.

Officers and Quorum: The president, Matthew Cook, opened the meeting at 7:05 PM. Deb Yurko, secretary, was present to record the meeting. Directors Mike Girard and Bob Hertel were also present comprising a quorum. Member, Jean Sablan was absent and not voting.

Minutes: The minutes from the August 23rd 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. One item under old business, Resolution re: Mobile Homes and Trailers was 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 deferred his report to the "Old Business" section on the agenda.

Treasurer's Report:

Bob reported that all dues are current. Bob and Matt will set up a time to meet to transfer treasurer materials/files to Bob and go over the information that Andrea Farrell had provided prior to her resignation.

Old Business

A. Garage Painting and Doors

A second coat is needed on the Yurkos' garage door. Deb will obtain the paint from Matt. Three homeowners also need to install the garage door seals on their garage doors. The seals were delivered to the Guillen's, Farrell's and will be provided to the Yurkos. Please remove and replace the existing seals from your door (after painting is completed). It should take you each about 10 minutes to install and instructions are on the package. Please complete this task before the onset of winter and snow to prevent further contact between the wooden door and wet pavement.

B. Warner's Landscaping Snowplow Bill

Matt wrote a letter to Warner's Nursery to schedule a meeting to resolve the snow plowing bill. To date, there has been no reply. Matt will do a follow-up call.

C. Sidewalk Repair

Matt and Mike re-measured the sidewalk repair area and determined the correct square footage should be 345 sq. ft @ 12.50/sq ft with a total cost of \$4312.50. The contract has been signed by Concrete Creations and will be signed by Matt. The job could be started as early as 9/21. Call Before You Dig (CBYD) has been contacted. There was clarification that asphalt would be cut neatly and not removed. Funds have been transferred from ING savings to TD Checking in the amount of \$4347.50, which

includes the \$35.00 dollar reimbursement from ING's clerical error. A check for 50% (\$2156.25) will be needed to send back with the contract, with the remaining 50% to be paid at the completion of the job.

Matt will seek clarification regarding for the amount of time it will take for the concrete to cure. A meeting with the contractor and the affected homeowners will be arranged. Accommodations for traffic flow, parking and trash pick up were also discussed.

D. **Resolution regarding Mobile Homes and Trailers** was tabled for discussion at the next meeting.

E. **Updated Rules and Regulations**

The Board reviewed the updated rules and regulations for a second time this year and plans to vote on the amended rules at its next meeting. One item discussed was the proposed rule about roaming dogs. A suggestion was made to include cats. However, the rule was based on state's roaming dogs leash law which only applies to dogs. The board decided to keep the measure as was written and in accordance with state law. A motion was made to have the President circulate the proposed rules again to allow all members with one more opportunity to review and offer feedback before the next meeting when the board is scheduled to take action. Only one person had provided feedback to date. Although the Board will be voting on them at their next meeting, they would not go into effect until after the annual meeting, so that they can be discussed and reviewed with the entire membership at that time.

New Business

- A. **Annual Meeting** The annual meeting will be in November and scheduled to allow the required 30 days notification to members. Mike Girard will speak with the Volunteer Ambulance Company to arrange a date and time and let Deb know so that a notice can be sent to association members in accordance with the bylaws. The target date is the first Sunday in November.
- B. **IRS MCHOA Business Taxes** The MCHOA Business income taxes are due to the IRS on November 15.
- C. **Fall Cleanup.** Fall clean up was tentatively scheduled for the 2nd Saturday, November 14.
- D. **Snow Plowing Quotes** The board is currently accepting quotes for snow plowing.

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 **October 11, 2009 at 3 Maple Court**. All are welcome.

Respectfully submitted,

Deborah Yurko
Secretary