



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting October 18, 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 October 18, 2009, at 7:00 PM at 3 Maple Court, Simsbury, CT.

Officers and Quorum: The president, Matthew Cook, opened the meeting at 6:59 PM. Deb Yurko, secretary, was present to record the meeting. Directors Mike Girard, Bob Hertel and Jean Sablan were also present comprising a quorum.

Minutes: The minutes from the September 13th 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. 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 and new" business sections of the agenda.

Treasurer's Report:

Bob reported that all dues are current, and all bills have been paid.

Old Business

A. Sidewalk Repair

Matt reported that the sidewalk repair is complete, and the work is excellent.

The final bill for the sidewalk repair was \$4,312.50. The contractor has been paid.

Mike noted that there is a small pile of left over concrete on the left side of the west end garages. Mike will call Concrete Creations to have it removed.

B. Annual Meeting

The annual meeting is Sunday, November 8, 2009, at 10:00 A.M. at the Simsbury Ambulance Barn.

- i. According to the By-laws, terms for the Board are for 3 years and for 1 year officers to create consistency from year to year. The following directors have served for the indicated number of consecutive years.

Mike Girard 3 years (needs to run again for another term, if desired)

Matt Cook 2 years (one year remaining)

Jean Sablan 1 year (two years remaining)

Deb Yurko 1 year (two years remaining)

Andrea Farrell 2 years (resigned)

Bob Hertel filling in for the remaining of 2009 until the annual meeting

- ii. Therefore, there are openings for 2 directors. A ballot of officers will be presented at the annual

meeting. If you are interested in serving on the board, please notify Matt so you can be added to the ballot. Current Board members should also notify Matt if they want to run for a particular position on the Board.

- iii. Deb will complete the minutes for the October 18th meeting before November 8th and will be responsible for the minutes at the annual meeting.
- iv. There will be a Board Meeting immediately following the Annual Meeting to elect officers and to discuss snow plow quotes.
- v. There will be a President's report, including the year's accomplishments at annual meeting.
- vi. The annual financial report will be presented.

C. Snow Plowing

- i. A quote was requested from Concrete Creations and Construction for snowplowing.
- ii. An updated quote was requested from Warner Nursery. No response as yet.
- iii. Other quotes may be faxed to Matt @ 860-656-9081 or mailed to the Association before November 7th.

D. Resolution 2009-09 re: Restriction on Mobile Homes and Trailers (please see attached)

Matt made a motion, which was seconded by Mike to adopt the resolution. There was a discussion that trailers must be kept in garages, except as stipulated in the proposed amended rules and regulations. After the discussion, the resolution was voted on and approved unanimously.

E. Resolution 2009-10 re: Amended rules and Regulations (please see attached)

Matt made a motion, which was seconded by Mike to adopt the resolution. There was a discussion that responded to some association members' concerns, regarding voting on amended rules by the entire membership.

Matt noted that numerous opportunities have been given to members to respond to, and give feedback regarding the proposed amended rules and regulations. After discussion, the resolution was voted on and passed unanimously.

F. Fall Clean-up

Fall clean-up is scheduled for **Saturday, November 14th at 9:00 A.M.**

New Business

A. Resolution 2009-11 re: Rules and Regulations (Please see attached)

A motion was made by Matt and seconded by Mike to adopt the resolution. The procedure for filing a written complaint to the Board for an infraction was outlined, along with the timeline for a member to come into compliance with the rules and regulations. After discussion, the resolution was passed.

B. IRS MCHOA Business Taxes are due on November 15th.

C. Cap on Capital Improvement Spending by the Board

Deb brought up a concern voiced by a few residents regarding putting a cap on the dollar amount that the board could spend on capital improvements without the approval of the entire membership. There is no such provision in any governing document at this time. A discussion ensued, and Matt suggested Deb draft a resolution that could be presented at the annual meeting.

Adjournment

There being no further business before the board, a motion was made by Matt, seconded by Mike and passed unanimously to adjourn the meeting at 8:00 P.M. The next MCHOA Board is scheduled on **November 8, 2009** at the **Ambulance Barn**, directly following the annual meeting. All are welcome.

Respectfully submitted,

Deborah Yurko
Secretary

MINUTES ARE SUBJECT TO BOARD APPROVAL &
CORRECTIONS @ NEXT MEETING IN DECEMBER