



# Maple Court

## Home Owners' Association

### Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting February 28, 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 February 28, 2010, at 7:00 PM at 2 Maple Court Simsbury, CT.

**Officers and Quorum:** The president, Mike Girard, opened the meeting at 7:00 P.M. Deb Yurko, secretary, was present to record the meeting. Directors Matt Cook, Martha Hertel were present comprising a quorum. Jean Sablan was absent.

**Minutes:** A motion was made by Mike and seconded by Matt to accept the corrected minutes of the December 3, 2009. Matt noted a correction in the January 10, 2010 minutes, in Section B under New Business that Mike would be obtaining a quote for road repair, not Matt. A motion was made by Martha and seconded by Matt that the January 10, 2010 meeting minutes be approved with reflected changes. The board unanimously approved the December 3, 2009 and the January 10, 2010 with reflected changes.

#### **Agenda Changes/Approval**

A motion was made by Mike, seconded by Matt and unanimously approved by the board to approve the agenda.

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

There was no president's report.

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

The treasurer report included the following:

- \* All homeowners' dues are current. Two homeowners were late paying dues and paid late fines.
- The most recent snowplowing bill for January and February was \$1,001.70.

#### **Old Business**

The overall projected budget for this year is \$15,720. Forecasted expenditures include:

Electricity	\$320.13	
Garbage Removal	\$2339.80	
Snow Removal and Sanding	\$2640.30	
General Maintenance	\$2035.00	(\$1500 projected for sewer cleaning)
Office Supplies/Other	\$100.00	
Insurance/Legal/CT Annual Rep.	\$1572.00	

Line of Credit                      \$2180.00    (to be paid off in November 2010)

It was noted that this budget is similar to last year, with no increase in dues for homeowners.

Finally, there is \$9,493. in the reserve savings account with ING.

Mike made a motion that was seconded by Martha and unanimously approved by the board to accept the budget, as presented.

**New Business**

**A. Information on Maple Court Historical District**

The Simsbury Historical District is doing a study on 166 properties in Simsbury, including Maple Court, as part of a \$30,000 grant. Martha noted that the historical characteristic of many of the EB homes has been compromised, due to many modifications by homeowners over the years. Matt also was concerned with the overall ramifications of be designated as a historical property.

Homeowners have been notified of a meeting on March 4, 2010, at 7:30 P.M., at Town Hall regarding this subject, its ramifications as a property owner, including restrictions, insurance and taxes, etc.

**The next meeting is scheduled for April 11, 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.

Subsequent meetings are scheduled for:

**May 16, 2010**

**June 13, 2010**

There being no further old or new business, Mike made a motion, which was seconded by Deb and unanimously approved to adjourn the meeting at 7:33 P.M.

Respectfully submitted,

Deborah Yurko  
Secretary

MINUTES ARE SUBJECT TO BOARD APPROVAL &  
CORRECTIONS @ NEXT MEETING