



Maple Court

Home Owners' Association

Minutes of the Maple Court Home Owners' Association Inc. Board of Directors Meeting July 18, 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 July 18, 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. Director, Matt Cook, was present comprising a quorum. Jean Sablan and Martha Hertel were absent.

Minutes: A motion was made by Mike and seconded by Matt to accept the minutes of the June 13, 2010 meeting. There was no discussion. The board unanimously approved the June 13, 2010 minutes as read.

Agenda Changes/Approval

One item was added to the agenda:

* Recycling Barrels

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

President's Report:

There was no president's report.

Treasurer's Report:

The treasurer report included the following:

All home owners' dues are current. However, one homeowners' account was charged \$25.00 late fee, plus \$35.00 for a returned check for insufficient funds.

Old Business

Quotes for repairs of East end garage.

- The board is still attempting to repair the stucco, etc. on the corner the Bakers' garage. The problem is that no one wants to do such a small job. Mike also will look into repairing the stucco around the windows of both garages, which is deteriorating.

Quote for replacement of road to the North of the West Garages.

- Mike obtained quotes from Simscroft-Echo to repair the road on the corner by the West end garages. Three options:
 - 35' X 11' patch at the cost of \$1925.
 - 10' X 10' patch at the cost of \$ 500.
 - 64' X 18' patch with a swill for drainage at the cost of \$4608.

It was suggested that if we continue the monthly assessment of \$25.00, after our loan is paid off, that would be able to generate at least \$3000. in one year.

The board will obtain 2 more quotes.

Continued people cutting through from Old Mill Lane Condominiums.

Matt is still in communication with Sheila, the property manager at White and Katzman, for the Old Mill Lane Condos, regarding the continued cutting through of their residents onto Maple Court property. He is also talking with her regarding their contribution to the sewer cleanout.

Painting of Parking Space Lines.

An estimate of painting lines to designate parking spaces by the west end garages would cost between \$100-\$125. Mike will look into pricing and longevity of using tape.

Replacement of Sewer Cap

Mike replaced the sewer cap at 1 Old Mill Lane, to avoid dirt getting into the line.

Recycle Barrel Storage

Recycling barrels have been delivered, and schedules for pick up were distributed.

New Business

Power Generator and Installation of a Propane Tank at Old Mill Lane.

Matt was in conversation with Dave of 1 Old Mill Lane, as he(Dave) wants the MCHOA to sign off on the installation of a propane tank to power a generator, in case of a power outage. Tank would obviously need to meet code, along with consideration of placement, liability and visual aesthetics.

EB Plans for the Grist Mill and Surrounding Property.

There will be an additional meeting at the town hall, concerning conservation of the wetlands. EB has plans for a multi-use complex of offices, small restaurant, town homes as well as some rental units. More information will be forthcoming.

The next meeting is scheduled for August 15, 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.

Additional meetings are tentatively scheduled for:

September 12

October 3

There being no further old or new business, Mike made a motion, which was seconded by Matt and unanimously approved to adjourn the meeting at 7:49 P.M.

Respectfully submitted,

Deborah Yurko
Secretary