

## Pre Meeting 6-7

Attendance: Gab, Mike, Deb, Anna

- Homeowner at 913 Sterling Court is seeking approval for fence.
- Gab has received numerous requests for meeting link tonight.
- Roof at club house may need to be replaced. Table this for now. Mike or someone will check it out.
- Pool hours: Consensus is mixed about the pool hours. Currently the days: Friday - Monday. Hours will be 11 - 6. They have the extra staff but it will cost an additional \$3,000. Make decision on this at next meeting.
- Discussion about pool book, people allowed/not allowed to use pool b/c of HOA fees.
- Resident banned from pool (this was a previous issue)
- Swale update with dates, etc.
- Drainage updates
- Covered Bridge wants to install a fence. Gab will go out and check the property and if it meets the requirements it will be approved.
- Delinquency list was distributed.
- Discussion about fees that are all different within the development.
- Rich hasn't supplied report yet for stucco and drainage.
- People are seeking properties for rent.
- Walking around to check patios/porches.
- Hillsboro, Swiftwater, and Peppermill to begin soft wash and painting of the wood. We need to get a proposal for this.
- Landscaping by-laws
- Patio's, patio furniture
- MC is approved and grandfathered. We do not need to move it.

## Public Meeting:

6 - 7 p.m.

### Attendees:

Bob NicholSEN 913 Sterling Court

Barbara Pandorf

Eric ? 150 Covered Bridge

Joseph Hunsinger - Address?

Nicole Emeneo - Address?

Jon Chase

Eugene Brooks - Absent

Gab

Mike

Deb

Anna

- Attendees have identified themselves.
- Meeting called to order
- Meeting minutes approved from 4/11/22
- Special assessment - This is being tabled until a future meeting. Board will revisit next month.
- Clubhouse roof is aging. Not leaking yet. We currently use Breen, they are receptive to our needs.
  - Questions about number of bids and request for additional
  - Age of roof
  - We will get it inspected
- Pool hours: Currently set to be closed Tues, Wed, Thursday. Pool company shared that Tuesday is typically a slow day for usage.
  - Look for 2020 sign in book to see what usage actually is on Tues/Wed
  - Follow up
  - Gab will look for book and research
  - Table
- Swale installation beginning on 5/26/22. This is in order to gain control over flooding.
  - Peppermill, Whittier, Sterling → drainage issues
  - If weather is not favorable it will begin 5/31/22
- Architectural requests:
  - Bob is not looking to extend, he is just trying to make a perfect square.
  - Gab will go out around 10:30 a.m.
  - Put paperwork in Mike's door and he will take care of it.
  - Same thing for Covered Bridge
- Resales:
  - 205 Pratt \$200K
  - Peppermill \$
- Softwashing:
  - Swiftwater and Peppermill will begin the process.
  - Painting is for the wood area where it is chipping off
  - Talk about if doors are included (heater doors, etc.)
  - Doors and windows are up to the homeowner (Sea Star from Benjamin Moore)
- HOA Fees:
  - Originally based on finished liveable square footage of the property
  - Concerns about even HOA fees
  - What is the low end and a high end of the fees
  - Roughly: 200 - 270
- Collecting back Fees
  - Over the last 3 - 5 months the new approach is helping to collect \$
- Public:
  - Feedback on 3 stop signs requested (Eric)
  - Revisit of dog getting hit previously
  - Gab: Development fines for speeding? Is this a by-law issue? Get a tag number and provide to Gab. Gab can reach out/send letter.

- Speed hump Covered Bridge and stop signs
- Options available for someone violating handicapped location. Resident is doing this.
- Census forms - How do residents receive them?

Meeting adjourned:

Public session ended at 7:49 p.m.

Closed session:

- How to tackle the HOA fee issue? Should a vote go out? McGovern would do the surveys. What are other local developments doing? Research the MLS. If we are similar, we may not need to vote.
- Survey surrounding developments in our area.
- Inform the community of the development goals? Each year a part of the revenue goes to reserve.
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