

Minutes

Mountain Laurel Estates Homeowner Association Annual Meeting: June 5, 2007

The meeting was called to order at 7 pm

The minutes of last year's meeting were distributed to attendees and unanimously approved.

The Treasurer's report for the period of 6/1/06-5/31/07 was discussed. The discussion focused on the upcoming legal fees and landscaping issues (was it appropriate to move the 'extra' money left on legal line to the landscaping line). A homeowner suggested that the variance be moved to the carry over line. Discussion continued on whether or not we need a board meeting or another homeowner meeting in order to move money from one line item to the other. It was finally agreed that money could be moved from one line item to another as long as the board was in agreement. Discussion then continued about the landscaping budget and led to a more lengthy discussion about landscaping issues in general

It was agreed that the common areas of the development are in need of some landscaping attention and Steve Luckowicz addressed these concerns. A new landscaping contractor has been hired and plans are in place to clean up the front entrance and also other common beds and green areas.

The budget was unanimously approved as presented.

Old business: The 'mystery' stop signs at Autumn Drive have been removed. Discussion about what led to the installation of these signs is the fact that there are far too many people speeding as they come in to the subdivision. The temporary garage at 50 Autumn Drive has been taken down. There was a traffic light scheduled to be installed at the corner of 102 and Autumn Drive as noted on the DOT website. However, this proposed light is no longer listed as an upcoming project on their website so it appears that it has been dropped from their schedule. Bob Beatty said that he will contact the DOT to see if they are going to reinstate the light project as there has been an increase in traffic on 102 and an increase in accidents at that intersection. The grass at that intersection is quite high and effecting visibility. It is on State property and they have been notified that it needs to be cut down as soon as possible.

Discussion about the Town ordinance regarding noise and motorbikes and 4 wheel drive vehicles on common areas: The North Kingstown Police is the place to lodge noise and trespassing complaints. The common areas are not to be used for motorbikes/4 wheel drive vehicles. A suggestion was made to put up signs in the common areas to remind residents of this fact.

Discussion about the boat at 50 Autumn Drive: Bob Beatty said that he has a letter from the owner stating that the boat will not be returning to the homeowner's property next fall.

Playground area: This area is NK Town property and should be maintained by them. It was noted that teenagers have been hanging around there and also that the path is wide enough for vehicle access. The Town has said that they will put up a small gate to limit access to the park to foot traffic, but so far no gate has been installed.

New business: discussion about the Lischio property. They have not started building there as of yet. There is concern about the possibility of water run off causing flooding to neighboring homes in our subdivision. There is also concern of whether he has disrupted wetland areas.

Election of Officers:

Bob Beatty – President
Steve Luckowicz – Vice President
Colin O'Sullivan – Treasurer
Eric Alexander – Secretary
Brian Hodor – Member at Large
Jerry Duffy - Member at Large
Rochelle Zeigler - Member at Large

The meeting was adjourned at 8:23 pm

Submitted by Eileen Murphy, Secretary.

