

# **Minutes**

## **Mountain Laurel Estates Homeowners Association**

### **Annual Meeting: June 5, 2013**

Having obtained a quorum consisting of 37 proxies, 8 attendees and 3 board members, the meeting was called to order at 7:04PM at the Masonic Lodge.

The reading of last years minutes was waived by unanimous vote of those in attendance owing to technical difficulties in reproducing them from the website. A copy will be sent to those attending as soon as they can be printed.

The Treasurer's report for the period of 6/01/12 to 5/31/13 was discussed. The treasurer reported savings of over \$2,000 due to positive intervention with the various suppliers of services to the HOA. The planned obligation of money in the capital improvements fund was raised. The board had been in negotiations with Cavanagh Landscape Design, LLC, since last fall. Those arrangements have fallen through due to limitations the board placed on the extent of tree removal on the lot on the east side of Autumn Drive. The board will continue to consult with landscape architects in an effort to upgrade the landscaping throughout the development. A query was raised about the need to maintain some reserve in the budget so that we would not end up with a zero balance in any year. We have operated in such a manner as to avoid expending all the funds in any one year and will continue to do so. The budget for the period of 6/01/13 to 5/31/14 was unanimously approved.

#### **Old Business:**

The issue of non-working and intermittent street lamps was reviewed and after multiple conversations and e-mails with National Grid the problems appear to be resolved and all street lights are now functional.

A number of residents have complained to the board regarding the amount of pet waste throughout the development both in common areas and on private property. All residents are reminded that cleaning up after their pet is not only the responsibility of the individual pet owner it is also the law. As such, violators are subject to fines. Residents are also reminded to keep their pets under control and not allow them to wander onto neighboring property.

#### **New Business:**

A question was asked about the status of the roadwork the state is doing at Route 102 and Autumn Trail. The Board is going to contact NK public works to get an update and intentions for the completion of the work.

A question was posed as to the level residents are required to maintain the appearance of their property. Residents are reminded that the standards for upkeep and maintenance are contained in the covenants and we are all obligated to adhere to them.

A letter from the residents of Old Ten Rod Road (homes to the left that front on to Route 102 when entering Autumn Drive) was read by Jerry Duffy asking that we do something to improve the sight lines down Autumn Drive when they are at the STOP sign at Old Ten Rod Road and Autumn Drive. All agreed that this is a safety issue and demands our attention. Jerry Duffy agreed to have our landscape maintenance company assess what they might do to improve this situation with respect to cutting back or transplanting some of the bushes on the east side of that entrance.

Election of Officers: Jerry Duffy and Colin O'Sullivan agreed to continue serving on an interim basis. Tom Kolling agreed to continue serving pending his move. Board members Peter Trask and Bob Beatty were unable to attend the meeting and their status is to be determined. The board needs at least four residents willing to step forward and become active members. We cannot continue to operate under the present circumstances and maintain our legal status. Pending the addition of new board members, the board intends to solicit bids from property management firms to assist with administration of the HOA. Contracting with a property management firm would necessitate a considerable increase in dues from the present \$180 to an estimated \$400.00 per year.

The meeting was adjourned at 8:11 PM.