

Mountain Laurel Estates HOA Meeting 6/6/17

Meeting start time: 7:00pm

13 Households in attendance + 5 represented on the board and with 38 proxies, there is enough to reach quorum.

Meeting notes review:

The meeting notes from last year were reviewed and there was no objection to the meeting notes. A motioned was entered to accept the notes.

Treasures Budget Review:

- Negative variance in dues caused by delinquent payments. Including late payments, we ended up being short by \$250. This will eventually be made up through liens placed on properties for late payments.
- No money was spent from the legal fund this year
- We were not billed this past year for light pole rental. Money will be kept in the budget moving forward for when the town decides to proceed with billing
- Insurance cost was slightly less than anticipated
- Overage in landscape was caused by shift of fertilizing and treatment from Tru-Green to Landscapes. Billing cycle change front-loaded the contract.
- Extraordinary costs covered the expense for some storm damage, cutting of 50 Autumn, and replacement of dead trees.
- We are expecting that we will be recovering all of the dues this year.
- The reason we keep a reserve is to prevent a bank fee, cover potential unknown storm damage, and to build up for a redo the garden at the intersection of Laurel Ridge and Autumn.
- Motioned was entered to accept the proposed budget

Old business:

- 50 Autumn sale will be monitored

New Business:

- Late payment fees are \$50 regardless of how late they are. While this is not spelled out in the bi-laws, the board is granted the power to determine the HOA fee and late payment fee.
- Rash of automobile "break-ins" last night (6/6). Police are aware and Detective (Badge #55) is looking into it. Everyone was asked to call NK Police if they had any information.
- Mulch in the middle of the street is from the landscaping company who is trying to get it installed this week. Rain has been causing a delay.
- There is a Facebook page for the neighborhood. The link was included at the bottom of the note that went out.
- Playground maintenance is a town issue. There is concern about graffiti and overall maintenance.

- An email will be sent to inquire about general upkeep
- Road issue including large cracks. There is also concern about sinking drainage ditches.
 - Any email will be sent to inquire about general update
- Drainage issue coming down from rt 102 will continue to be address with the state.

Introduction of officers:

- The proposed slate of officers:
 - President: Mike Rosendale
 - Vice President: Steve Lukowicz
 - Secretary: Bob Beatty
 - Treasurer: Lynn Beatty
 - Member At Large: Peter Trask
 - Member At Large: Betsy Alexander
- Motion entered to elect the board as proposed

Meeting adjourned at 7:40pm