

Mountain Laurel Estates HOA Meeting 6/8/2021

Meeting Start Time: 7:06

The Annual HOA Meeting is being held at the Masonic Lodge 1515 Ten Rod Road North Kingstown.

The number of attendees (13 plus board of directors) paired with the number of proxy letters (31) received establishes a quorum.

The meeting minutes from last year were discussed as being available online. With no objections to the minutes as presented, a motion to accept them as-is was made and carried.

Budget Review:

The Treasurer's report for the period of 6/2020 to 5/2021 was discussed.

- This year there were unexpected legal fees to address bylaw violations.
- Noted that PO Box rental keeps increasing (doubled in 7 years).
- Landscaping - increasing slightly for next year.
- Light Pole Rental - still not charged
- Insurance and Liability is the same.
- \$5000 line item for playground improvements was added.
 - Playground in woods on Lauren Ridge owned by the town that recreation director for town didn't know existed. Equipment is old/sharp edges. Erica Boutelle (Tamarack Circle) shared that Town may offer \$15k for rehab and completed a safety report. Anything above \$15k would be up to the HOA to contribute.
 - HOA will consider applying for a grant with the state. Erica will continue researching this.
 - \$15k will buy a one structure. Need to estimate what is needed/desired to establish a budget.
 - Discussed possible issues and neighborhood interest in having a usable playground. Liability, parking, traffic, signs, etc.
 - Could the area be something else if the playground structure is dismantled?
 - Add additional donation option to dues in future? Include Beacon/Rollingwood neighborhood in fund raising?
 - Suggested to keep \$5000 allocated as a line item. Need more information from town and a budget on what is wanted there by our community.
- Motion to keep the budget 'as is, was proposed and the budget for 6/2021-5/2022 approved.

Old Business:

- Excessive mulch on trees on Laurel and Autumn Lane. Landscapers said the trees are healthy. This issue has been considered multiple times over many years.
- "Free Library" - possibly near bench. Project still in process.
- Playground already discussed in budget review.
- Old Sign Lang Dr. Next Right - DOT was contacted. Uncertain if it has been removed.
- Mountain Laurel not on list for repaving this year.

New Business:

- **Continued landscaping improvements** - plantings/ perennials in beds in the fall. General improvements upped \$1000 in the proposed budget for this purpose.
- Website needs to be relocated. (www.mountlaurelestates.org)
 - WordPress site needs to be hosted somewhere new or a new site needs to be built. Board needs a volunteer to do it. Please contact the board if you are willing to help with this. Michael Rosendale has all the files needed to be transferred to the new site.

- Needs info/members info form on the site to keep resident data up to date.
- **Annual Neighborhood Block Party**
 - Homeowner, Brian Feroldi of Aspen Court, has suggested funding a neighborhood block party to meet and greet neighbors.
 - Proposed date July 24 2-6 pm. (Aspen Court for 2021)
 - Discussed having in one culdesac and rotating location annually.
 - Requested nominal HOA contribution for food/entertainment.
 - Motion to Amend the budget to add a \$400 entertainment line item to help fund the first block party. Motion approved.
- **Volunteers needed in each culdesac to get all contact info of homeowners.**
 - High Bush Terrace - **Need a Volunteer**
 - Aspen Court - Brian Feroldi
 - Tamarack Circle - Erica Boutelle
 - Leatherleaf - Jim Moniz
 - Carrie Lane - Lynn Beatty
 - Princess Pine - Carmen Rogers
 - Lauren Ridge - Sections
 - Plain Road to Tamarack Circle - Michael Rosendale
 - Tamarack to Autumn (stop sign) - **Need a Volunteer**
 - Circle of Laurel Ridge (Autumn to Autumn horseshoe) - **Need a Volunteer**
 - *Secretary note: May be helpful to supply current data and addresses to the volunteers to work from.*
- Homeowner noted large turnover in members with recent house sales. Suggested creating a welcome packet for new neighbors.
 - Ideas to included a welcome yard sign, coupons from local businesses, HOA information/invited to Facebook pages, etc. - Maria Leroux volunteered to spearhead this effort.
- Discussed Board Members at Large having a role of being a rep for their culdesac.
- Homeowner requests neighbors monitor their blowing trash/recycling on windy days.
- There remains an issue of dog walkers leaving bags on the sides of the roads.
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Induction of Officers:¹

- Brian Feroldi (absent) offered to take any board role.
- **President:** Michael Rosendale stepping down. **Brian Feroldi** nominated and approved.
- **Vice President:** Tricia Ruales leaving neighborhood. **Maria Leroux** nominated and approved.
- **Treasurer:** **Lynn Beatty** is looking for replacement. No volunteers at time of meeting. She will keep role for now. Motion for Lynn Beatty to remain in role approved.
- **Secretary:** **Renee Kent** remaining in role.
- **Members at Large** - Four following homeowners nominated approved.
 - **Erica Boutelle** (new), **Michelle Manning** (new)
 - **Peter Trask** (returning), **Steven Lukowicz** (returning)

Meeting adjourned 8:14 pm

1. Immediately following the meeting the nominated President declined the role. Michael Rosendale stayed on until August 2021 at which time the Board of Directors transitioned to the following:

President: Maria Leroux

Vice President: Erica Boutelle

Secretary: Renee Kent

Treasurer: Lynn Beatty

Members at Large: Bob Beatty, Brian Feroldi, Steve Lukowicz, Michelle Manning, Peter Trask