

Mountain Laurel Estates HOA Meeting 6/14/2022

Meeting Start Time: 7:15

The Annual HOA Meeting is being held virtually via a ZOOM call.

The number of attendees was 33 per the check in request in the chat window (including board of directors) paired with the number of proxy letters () received establishes a quorum.

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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 6/2021 to 5/2022 was discussed.

Light pole rental being removed as a line item due to not being billed for several years.

The landscaping budget line will increase from report due to a standard gas surcharge when gas prices are elevated above \$4.50/gallon.

Old 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
 - 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)
 - Circle of Laurel Ridge (Autumn to Autumn horseshoe)
 - *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.

New Business:

Continued landscaping improvements

- Brick bus stop torn by plow at Tamarack. Erica will call town again to fix it.
- Main sign coming in is too dark, recommended by a member that it be power washed.
- Path to playground needs clean up - Erica will call town.

Playground conversation with town continued.

- Town will give \$5000 in 2023 for new equipment and in land clear/prep.
- Will cost at least \$20k. We would need to fundraise.
- Can apply for state grants (a couple thousand)
- Residents have concerns
 - If it's unsafe equipment, town will be removing it regardless
 - Concerns about association liability and increased traffic from non neighborhood members. Board will check with insurance company.
 - Funnel of money - MLEHA residents suggest more \$ from town and all money funnel through the town
 - Beacon and Rollingwood might fundraise too.
 - Town would addresses upkeep/repairs
 - Teenage troublemakers/fires/ who keeps it safe.
 - Abutting neighbors have mixed opinions but mostly supportive or not against it necessarily.
 - Table the playground talk while we get more answers regarding liability and town responsibilities.
 - Form a playground committee to make decisions. Playground committee volunteers:

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Social Gatherings

Hosts?

Aspen hosted Summer and Tamarack hosted Halloween

New host for summer gathering needed - Carrie Lane? Maybe (Sarah Rosendale and Steve Lukowitz possible.

Membership agrees to keep funding these social gatherings.

Offer reduced fees for BOARD OFFICERS

\$100 credit on the HOA fees, suggested \$200 for the President

Move to Approve by Sarah R - Seconded by Robert Case,.... - Motion carried for \$100 credit for all board officers

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Induction of Officers:

- **President:** Former one moved. New President: Robert Case (Tamarack Circle)
- **Vice President:** Current: Erica Boutelle remains.
- **Treasurer:** Lynn Beatty is looking for replacement will leave 2023. Dylan Kwarczyk (Tamarack Circle) volunteered.
- **Secretary:** Renee Kent remains.

- **Members at Large** - Four following homeowners nominated approved.
Michelle Manning, Peter Trask, Brian Feroldi, Lynn Beatty, Steve Lukowicz, Jason Catelli (new) Becca Laptook (new) Tim Davis (new)

Officers voted on and approved by membership.

Meeting adjourned: 8:33

President:	Robert Case (New)
Vice President:	Erica Boutelle
Secretary:	Renee Kent
Treasurer:	Dylan Kwarczyk (New)
Members at Large:	Michelle Manning Peter Trask, Brian Feroldi Lynn Beatty Steve Lukowicz Jason Catelli (New) Becca Laptook (New) Tim Davis (New)

