

Minutes of the March 1, Annual Homeowner's Meeting 2005

Old Business

Nature Area: Six members of the Garden Club placed identification labels on specimen trees in the Nature Area in May 2004.

Equipment Storage and Maintenance: Jim Kellenberger noted that wheels need to be replaced on the mower attachment and offered to arrange for this. Jim was then recognized for his service to the association in storing and maintaining the mowing equipment.

Treasurer's Report

Dave Schulthes reported that there is currently \$87,347 in the Association account, held in CDs. We add \$9-10,000 per year. Michael Cunningham asked about abating payment while we have this level of surplus, but have recommended we maintain this reserve and continue billing at the current level. Potential expenses could be very significant. Dave also noted we have never had an increase in the water bill/homeowners assessment. Jim Russell suggested determining a contingency figure, which if surpassed, would trigger an abatement.

Water Report

Tim Mogill reported that the water softener has been capped off since it has not been used for several years. Dave Schulthes will arrange to have it removed. Tim will soon send out the Consumer Confidence Report on the water. The water is checked daily. Shut-off valves are being worked on slowly. Tim requested that homeowners chalk off the water shut-off valves and notify him when they've been identified. Tim will call Farnsworth to learn if there is lead in the paint on the outside of the water tower. The summer landscape watering schedule will continue with homes having even-numbered addresses watering on even-numbered days and odd-numbered homes on odd-numbered days.

Vice President/Secretary Report

Faith encouraged homeowners to add their email addresses to the Association email list so they can receive announcements and notifications. Helen Mogill was recognized for her work on the Association newsletter and website. Helen asked that neighbors inform her of events that can be included in the newsletter. She also requested photographs of neighborhood scenes and pets that could be featured on the website.

Groundskeeper Report

Jim Russell reported that 15 to 18 people participated in the Fall Work Day. Work teams removed dead limbs from the Nature Area, maintained trails, did roadside clean-up on the highway from the I-55 overpass to the Hudson blacktop. In addition, as part of this project, the neighborhood sign at the entrance was repainted.

Jim asked that homeowners be conscientious about cleaning up after pets in common areas, about burning – keeping fires small, away from trees, and considering smoke's effect on neighbors' homes-, and recognizing speed limits on neighborhood roads. Herb Todd offered to investigate costs and other considerations related to having garbage cans available for dog walkers who pick up after their pets.

New Business

After another year in which luminaries were thwarted, this time due to weather, the Board recommended discontinuing this tradition. Larry Meyer suggested the Board set a date for those homeowners who wished to continue luminaries on a private basis. The Association, however, would no longer be providing materials. The group agreed with this proposal.

Jim Russell asked for ideas for the Spring Work Day which will be held in early May. Suggestions from the floor included: flood clean-up in common areas, gravel on the well road, removal of sucker trees by the soccer field, and garlic mustard removal. Michael Cunningham cautioned that removal of the sucker trees could lead to erosion and suggested letting some remain.

The Towanda-Area Garage Sale is scheduled for Thursday, March 31 from 4:00 – 7:00 PM, Friday, April 1 from 9:00 – 6:00 and Saturday, April 2 from 8:00 – 2:00. To be listed on the flyer, send information about your sale items and \$5 for advertising to Gail Ann Briggs by Saturday, March 26. Contact information for Gail Ann is 112 Hunt St., Lamplighter, phone 728-2187 or email at rgriggs@frontiernet.net.

At the request of the Board, Bob Hancock had explored costs of a new, more efficient mower for the neighborhood. The price range was \$15,500 - \$19,500. He speculated that a new mower could cut the time spent mowing and increase participation in this task. The Board had also asked that Bob investigate new storage options. Bob reported that a 12 x 20 foot shed would cost \$1900 - \$2200.

Discussion of possible new equipment yielded a proposal for an alternative: hiring out the maintenance of the common areas. This may be considered when the need for a new mower becomes a higher priority. It was decided that the shed would be the priority for current consideration. A motion to give the board authority to pursue a building under \$10,000 failed for lack of a second.

Greg Beneze motioned that the Board develop detailed plans for a shed – including location, cost, and drawings – for a cost up to \$500. Jim Larson seconded the motion and it passed.

Homeowners discussed landscape and debris removal methods including renting a dumpster, but ultimately decided not to pursue any new options.

Greg reported that roadside trash pickup occurred four times a year. The next clean-up will occur in conjunction with the Spring Work Day. Participants on road clean-up crews

must with over age 13 and those under 18 must be accompanied by an adult. Todd Reeser brought up the issue of drainage along the Nature Trail. Jim Russell indicated that Ben Dailey had information and was doing additional research. Todd was encouraged to coordinate with Ben and bring a proposal to the Board who could make a decision on it.