

MINUTES

Board of Directors-Regular Meeting

Tuesday April 19th, 2022

6:30pm Clubhouse -Upstairs Hall

- 1.) Meeting started at 6:30pm Roll Call, **Present**- Michael Kleinschmitt, Rebecca Alferi, Mike Brillas, Kristine Cormier, Janet Cook, Joe Corlis **Absent**- Bill Thompson, Rachel Schnepfer
- 2.) Motion to accept previous meeting minutes March 2022 made by MB seconded by KC, Motion passed.
- 3.) Unit owner comments:
 - 21 Hemlock- Comment about clubhouse seating and couches at last meeting. Board should provide unit owners a summary on project at hemlock court. Wants to know more about the capital plan the roof assessments should be first thing over the wiring project.
 - 28 Dogwood- Has issue with a certain resident being on the new aluminum wiring committee due to that residence stance on the issue.
 - 15 Chestnut- Shared that they are on the new aluminum wiring committee.
 - 11 Mountain Laurel- Is interested in being on the new committee but isn't technically a unit owner yet.
- 4.) Treasurer/Financial Report
 - a. Financial report, for March 2022 read by J.Cook. Motion made to accept J.Corlis seconded by KC. Motion passes.
- 5.) Old Business- No Comments
- 6.) New Business-
 - a. Hearing for 31 Mountain Laurel, noise nuisance. Motion to uphold fine made by KC seconded by J.Corlis, voted yes unanimously.
 - b. Open spot on the board of directors, President verbally gave notice to unit owners to call the office if interested in joining the board.
 - c. Working on hiring seasonal employee.
 - d. Working on hiring pool attendant employees for the 2022 season.
 - e. Working on opening and repairing the pool for the 2022 season.
 - f. Lawn mowing will start on the week of 4/18/22
- 7.) Committee Reports:
 - a. Newly formed Aluminum wiring Committee meet on Monday 4/18/22. Terri Davenport of 6 Dogwood Lane stated that not enough unit owners showed to the first meeting and is encouraging more unit owners to join. They plan on meeting every Wednesday at 6pm in the clubhouse.
- 8.) Property managers report: Property Manager not in attendance at this meeting, President spoke briefly of the following projects.
 - a. Chestnut porch project update.
 - b. Underground wires replaced, lamp posts now working in Hemlock.

- c. We had a sewer line backup on Hemlock on 4/8/22
- d. Outside water spigots will be turned on the week of 5/18/22
 - i. Work order reports-No Comments
 - ii. Resale Summary- No Comments
 - iii. Correspondence Report- No Comments

Motion to adjourn made by KC Seconded by J.Corlis, meeting ended 6:53pm.

Next Regular Meeting Tuesday May 17th has been moved to Wednesday May 18th, 2022, 6:30pm Upstairs Clubhouse.

Minutes submitted by: Rebecca Alferi, Secretary