

Minutes of the 10/13/2009 SSHOA Board Meeting

Board Members Present:

Jim Askew
Donna McCraith
Jon Giuliani
Dan Germain
Greg Milonovich
Rich Riordan
Bob Personette
Mary Anne McClelland

The minutes of the 8/19/09 meeting were presented and approved as written

Old Business:

1. Eagle Scout Project—Repair of stairs from Aquary Court and to the Tennis Courts: Tom Summers, who will be taking on this project, presented his project plan to the board. Either pressure treated wood or Trex will be used to cover the steps with new wood after additional pea gravel has been added to the steps. The handrail on the Aquary Court steps will also be cleaned and sealed. Jim suggested that glue be used to secure the screws and asked the Eagle Scout candidate to provide the following: 1) estimated cost (verifying amounts of supplies needed, too), 2) safety plan, 3) equipment list, 4) milestone plan. Bob volunteered to have the pea gravel dropped in the court in front of his house but requested that it not happen too far in advance of the work being done. Jim suggested that before, during, and after pictures be taken. The project will most likely be completed in mid spring. All supplies will be paid for by SSHOA.
2. Repair of tennis court cracks: Jon and Rick repaired one crack on 9/12/09 using 4 bags of sand and 2 bags of mortar. Rick will order epoxy online to complete the repair. Reimbursement will be provided for the supplies and we will observe the durability of the repair over the winter.
3. The status of the outstanding bills was discussed. Donna sent certified letters to the 3 Homeowners with outstanding balances, as required in order for liens to be placed. She followed up with all and one has paid in full, one will be paying in 3 installments of \$284 each (10/15, 11/15, and 12/15), and the last one put a check in the mail today. Once these payments have been received, all assessments will be collected for the first time in over 20 years. Donna has collected over \$3,000 in overdue assessments this year.
4. Dan is working on the SSHOA website and will add minutes of meetings, a copy of the audit report, and the map as well as a comment form and/or e-mail contact information. Copies of other HOA documents will be added in the future as HOA document rules change. The site hosting will be at nominal cost or free.
5. Path repaving: Greg reported on his efforts to obtain sufficient estimates to ensure completion of the project for a fair price. He initially called 30-40 companies, then had multiple contacts with about 10 companies. A total of 7 proposals were presented for consideration. It was decided that we will need to do the overlay option rather than complete removal and replacement as our finances

do not permit the latter. The two companies with competitive bids were AASCO and Gossom & Costello. References and more detailed bid information will be solicited from these companies and each will be investigated more thoroughly, AASCO by Greg and Gossom & Costello by Jon. More specific information is needed on how each will deal with the erosion above the broken culvert. It will be ensured that all of the essential elements are included in the detailed proposals so that the Board can make a decision at the next meeting.

New Business:

1. Donna received a bid of \$800 to have leaf removal done by Premium Lawn Services—two sweeps would be made to all common areas for this price. It was suggested that she get an estimate from Mow Cow. Another option would be to get a price for just removing leaves from the most visible areas—near the tennis courts and playground. Of particular concern is the area near the tennis courts where drainage may be impaired by the buildup of leaves, causing mud to accumulate on the paved path.
2. Neighborhood Watch will be suspended for the year after Halloween. The equipment will be collected at that time. In the spring, the situation will be revisited to determine if there is sufficient interest to continue this program.

Next Meeting of the SSHOA Board of Directors: 10/28/09 at 7 pm