

## Minutes of the 04/11/2012 SSHOA Board Meeting

Board Members Present: Donna McCraith, Vice President, Rich Riordan, Secretary, Cindy Cole Treasurer, and Dan Germain, Amy Verdin, John Giuliani, and Jim Everett. Stephen Buckner, President, and Greg Milonovich member were unable to attend.

The minutes of the 01/11/2012 board meeting were approved as submitted and will be posted on the SSHOA web site.

The next Board Meeting is scheduled for 07/10/2012 at 7:00pm, location TBD.

The meeting was called to order at 1905 in the Hunt Valley School Cafeteria. Other than the Board, no association member attended. To reiterate all are welcome to attend the board meetings, which are announced on the web site.

### Old Business:

1. Transition. Stephen is still working on the notification of Pat Harrity's office that he is the new president of the association. All other transition work is complete. Action Stephen

### 2. Financial Status

A. Treasurers Report. Cindy submitted the March 31<sup>st</sup> financial statement. We have \$36,270.21 in the general account, \$19,361.06 in the minicourt accounts and zero delinquent accounts. Thanks Cindy

B. Common Area Grass Cutting. Donna negotiated with Premium to provide lawn services, and leaf removal for 2012. The service extends weekly for grass cutting from April until October and two leaf removals in November. Premium renewed this year for the same price as last year. Thanks Donna.

C. Mini-court Assessments. The members of the board who live on mini-courts and who polled their mini-court neighbors to see if there was interest in taking a vote to increase the mini-court assessment to provide additional escrow funds for repaving found that there was little interest in raising mini-court dues. We will address this at the general meeting in September.

F. Auditing the Books. Our bylaws require an annual audit, even though there is so little activity in the accounts that we were told by our previous auditor that we could stretch to once every two years without a problem. Dan will ask a neighbor/member of the association if she would be interested in auditing the association's books annually. Action Dan

### 3. Capital Improvements and Projects Planning.

A. Tennis Court Common Area Upgrade. Gossom & Costello Pv. Inc., our contractor for this job did the crack repair, but were called back to correct somewhat sloppy work. This they did, we accepted the job and paid them. **Complete.** Thanks Donna.

B. Drainage Problems Vicinity of Paths by Tennis Courts. Premium Landscaping installed drain pipes and inlets to drain the low areas on both sides of the path, building on the rudimentary existing system. Cost \$950. This revision and the associated increased expenditure were approved by the Board by email. The revised project seems to be working quite well. **Complete.** Thanks, Donna and John

C. Trail Maintenance. We will apply a seal coat, in May before the clean-up day, on the two small areas of the path that were not covered with asphalt during the path project. We will inspect the culverts that run under the path to ensure they are not blocked. We will get a price from Gossom & Costello Pv. Inc., our paving company to seal the path that they paved. Donna, Rich

D. Spring Clean-up. It has been scheduled for May 19th. American Trash Disposal will provide two trucks on the morning of the 19<sup>th</sup>, one for trash and one for yard waste. We will escort the trucks as usual. Prior to that day, a small crew of the willing will descend on the shrubs that have overgrown the trail where it meets Whitson Court and hack them away from the trail. Donna has the draft spring clean-up flyer and will get it reproduced and distributed. Action Rich and Donna

4. Welcome Letters. Donna has drafted a welcome letter and it was approved at the meeting. She will prepare a separate letter to mini-court arrivals explaining the special status of the mini-courts and their separate assessment. Action Donna

5. Leaning Trees. Donna had the 9 leaning trees identified by Jim Everet cut down. Job and associated expenditures were approved by the Board by email. **Complete** Thanks Donna and Jim

#### 6. Milestones and Key Dates

March	Repair Cracks in Tennis and Multi-purpose Courts - <b>Complete</b>
1 <sup>st</sup> week April	Begin Grass Cutting - <b>Begun</b>
11 April	SSHOA Board Meeting - <b>Complete</b>
30 April	Mailing SSHOA's Membership Dues Statement
19 May	Neighborhood Clean-up
31 May	Membership Dues Payment Due
10 July	Next SSHOA Board Meeting
27 September	General Membership Meeting
4th week November	End Grass Cutting and Leaf Raking

#### New Business.

1. Common Area Landscaping Request. A member residing on Whitson Court removed the vegetation from the common area behind his house. It was overgrown and ugly. He did this without prior approval. The area is between the playground and the back of the houses along Whitson Court. He now wants to plant a crepe myrtle and a dogwood and grass in the area he cleared. He has the support of his neighbors one of which will help with the paying for the trees and the digging for the planting. The board approved the vegetation removal and the planting. **Complete** Thanks, Donna

2. Dumping Lawn Debris. Members have been dumping lawn debris into the common area next to the trail between the playground and Whitson Court. Other members have complained. It was proposed that we install signs saying no dumping. After discussion it was agreed that the board would take a look and make a decision at the next meeting. Action Board Members

3. Insurance. Our insurance bill comes due in May. The coverage is the same as last year and the premium is also the same, approximately \$1400. Payment for the insurance was approved. Donna

4. Yard Sales by the Tennis Courts. There was a request to know if there was objection to members holding a yard sale on the lawn between the tennis courts and Arley Drive. The board had no objection. Donna

Reminders. Reminders for board members and home owners; pick up after your dog, trim shrubs and trees away from sidewalks, pay attention to the condition of houses of neighbors who both work and houses vacant between owners as these are targets for vandals and don't dump trash or lawn waste in the woods.

Respectively Submitted

Rich Riordan, Secretary