

Colony Oaks Board Meeting

July 23, 2018

Board Members Present: Joy Tapper, John Hester, John Hassell, Zoe Gustafson and Susan Wonder

In Attendance: Rosanne Clementi, Rita Szymanski, Lora Hulse, Kim Grandoff and Christina Kelly.

The meeting was called to order at 6:30pm. Joy asked for comments on the June minutes. Susan moved to approve the minutes and John Hester seconded. All approved.

Treasurers Report: Zoe reported most expenses appear to be as budgeted but non contract landscaping and irrigation are overspent. Expenses in other categories, such as tree trimming, insurance and attorney fees are underspent to make up for it.

Managers Report: Christina reported there were no outstanding violations and one non payment of fees went to the attorney. She received quotes for insurance that were under budgeted amount for the year. John Hassell moved to accept this quote, Susan seconded, all approved. Christina reviewed the "to do list" from the June board meeting.

Old Business: The Board received a proposal for boulders to protect the grass where people driving cars on the grass. We will readdress this issue when we know what monies will be underspent. Joy will keep a list of items that are on hold until the end of the year. Bids for replacing the cement in driveways and for paver repair have been difficult to get. The Board thanks Rita for the parking signs that John Hassell and Rosanne installed. This Friday Vince will complete the planting of the fingers that signed proposals. Units #30 and #21 are going to do additional planting. Joy walked the property with Juan who did the original landscaping. He noted that the Russell Street units flooded during heavy rains starting when the townhouse were originally built in 1985.

Social Committee: Susan reported we had a successful thirsty Thursday last week. The next one will be in October.

Grounds Committee: John Hassell said Rita bought the “Please do not Drive or Park on Grass” signs, the HOA bought the posts, Rosanne dug the holes on Russell and Bayshore and he supervised.

By Laws: John Hester has been ill and was not able to work on the 2 proposed amendments to the by laws. One amendment is to move the move the HOA fiscal year to start January 1 and the other is to establish the rules for renting townhouses. John Hassell suggested we need a draft of the Amendments by the August Board meeting for the board to review. The draft, when approved by the Board, should be sent to the Homeowners in September (but no later than October). The mailing should include an invitation for homeowners to attend the Budget meeting (in November) and provide their input on the amendments. The revised amendments will be sent to the homeowners in December and voted for approval or disapproval at the January annual meeting.

New Business: Susanne Cleckler is renting her unit. There are currently four rentals. We received an email to open a discussion for having individual trash containers instead of dumpsters. Members of the board said this was considered previously and found to be more inconvenient and more expensive.

Requests from attending residents: Laura wants to have planting in front of her unit. Rita agreed to the planting between their units.

Joy appreciates all the cooperation from the Board members and the help of Chris in managing the HOA. Oaks notes will go out in about a week and it will include the information on the fining committee. One John moved and the other John seconded to adjourn the meeting at 7:30pm, all approved.

Submitted by John Hassell for approval on July 25, 2018.
Approved on August 27, 2018.