

# BOARD OF TRUSTEES MEETING

## April 15, 2009

Meeting called to order at 7 PM

List of attendees: Joe Quinn, Chris Village, Nancy Bailey, Bob Randall and Lori McMahon.

### I. CALL TO ORDER

II. APPROVAL: Minutes of the March 18, 2009 Trustees Meeting were approved on a 4-0 vote.

III. FINANCIAL REPORT: We are slightly over budget on spending due to higher than expected expenses for snow plowing and insurance. Outstanding collections remain at a minimum, although some unit owners still need to adjust their payment amounts for the 2009 schedule.

IV. PROPERTY MANAGER'S REPORT: Dead trees; site maintenance; unit owner modifications; and teenager behavior were discussed. Several dead trees will be cut down and removed.

### V. COMMITTEE REPORTS:

- **Amenities** –Nothing new to report.
- **Insurance** – We are awaiting a response from our insurance company regarding the specifics of any periodic inspection and maintenance services that they may require.

### VI. OLD BUSINESS:

- **Sprinkler System Challenge Status** – The results of the Sprinkler System Survey are as follows: 44 YES / 16 NO / 79 NO RESPONSE.
- **Rules & Regulations** – A new document "Procedure to be followed by Homeowners wishing to make changes to their Homes and/or Limited Common Areas, adjoining" was reviewed, approved, and will be sent out.

### VII. NEW BUSINESS:

- **Handyman** – Arrangements have been made for an "on call" handyman as a move to save money.
- **Restrictions on use of Units** –Unit owners are reminded that: "units shall be used solely for residential purposes" – Master Deed, P 13, S 11.
- **390 West Street Abutter's** – Discussed and decided that any response will be on an individual basis
- **Flood Insurance** – We are working on updating the 1988 FEMA map

**Meeting adjourned at 8:30 pm**

Next meeting will be Monday, May 18, 2009 at 7:00 p.m.