

# Meeting Minutes

## Trustees' Meeting

March 30, 2010  
7:30 p.m.

Tonight's meeting was held at the garage of PJ Walsh. In attendance were PJ Walsh, Mark Adams, and Jennifer Thacker. Brent Walls was unable to attend due to sickness.

### I. Trustees'/Officers' Reports

- a. President – Brent has called lawyer, Ross, but did not get a call back. He will follow-up in April when filing liens for nonpayment of dues.
- b. V. Pres – PJ has taken over the contacts for pond maintenance and landscaping maintenance. Mark will send contact information for Jeff Gabby.
- c. Treasurer – Mark brought the budget for discussion.
- d. Secretary-Jennifer will get minutes typed up and passed out, publish a newsletter in April, and update the website with help of Brian Newcomb.

### II. Committee Reports

- a. Grounds:
  1. POND. PJ will talk to fish guy to get 10 more for the pond. After this addition of fish, we should be good for a few years without adding more fish. The grass carp can grow to 3-5 feet and should make a big difference in keeping the plant growth to a minimum.
  2. FENCE to POND PIPE. To keep muskrats out of drain, PJ will work on creating a fence to make one. Sure beats the bid for \$1200 to make one by a contractor!
  3. FRONT BEDS. Mark put Preen down on Friday at both entrances to address the weed problem.
  4. FOUNTAIN. AquaDoc reinstalled the fountain on Friday. Mark will put the locks back on the boxes. (They were off so AquaDoc could install the fountain.)
  5. ENTRANCE SIGNS. "PIATT MEADOWS" needs to be repainted. PJ suggested getting car painter paper to cover, then paint. He will work on getting some so we can paint.
  6. ROCK WALLS. Huber entrance that was redone still looks good. Discussed the possibility of replacing fence with some big boulders; something with no maintenance required. PJ suggested checking with stoneyard in Cheshire. If we wish to rebuild, we'll get bids. If bids are too high, we'll organize some volunteers to rebuild. If we replace with big rocks, we'll open up rock wall rocks to homeowners? or see if stone yard can take? or maybe offer to Habitat? pay to take to the dump?
- b. Social Events: will see if any interested parties in garage sale this year.
- c. Design & Review: no report. PJ discussed the possibility of this committee getting revamped and becoming more proactive rather than reactive regarding deed restrictions. Jennifer suggested starting by including a list of "reminders" for homeowners in the next newsletter, such as sealing driveway bi-annually and placing skirting on decks.

### **III. Old Business**

- a. Dues
  1. So far, we have received 53% of all homeowners for 2010.
  2. The homeowner that paid 2009, but not 2008 situation was resolved. (Homeowner saw that missed 2008 and paid it.)
  3. On April 7, we will see where we are and send out reminder letters to those still unpaid.
  4. Liens will be placed. One home that has been unpaid for 2007-2009 has now gone into foreclosure. Believe that house has renters and the renters are now listed as “interested party” on latest paperwork.
  5. Liens placed for all with outstanding balances: force a foreclosure?
- b. Pond Maintenance Lake Doctors will continue maintenance, but maybe start later this year to avoid spring rain washouts.
- c. Website: renew and going well; thanks to Brian Newcomb for maintaining.

### **IV. New Business**

- a. Outside management company to run PMHA? We’re not ready to go down that road just yet. Concerns regarding the cost, especially keeping costs down do not seem worthwhile at this point. We will see if we can get another trustee via word of mouth and emails.
- b. Next newsletter: April 2010, published by end of month.

### **V. Miscellaneous items (no other items discussed.)**

- a. Jennifer will send out an email to homeowners with the following: reminder about dues, open trustee position, upcoming newsletter items, and garage sale.
- b. Next newsletter: April 2010, published by end of month.