

Association of Powell Place Homeowners  
Trustees Meeting  
Thursday, March 13, 2014  
6:00 P.M. to 7:00 P.M.  
261 Cedarbend Ct.

**Trustees in attendance:** Brian Coghlan, Fletcher Chambers, Mark Roehl, & John Seymour.

**Absent:** Robert Davis

**Guests in attendance:** David Bridgman (611 Village Park)

**Call to order:** Brian called the meeting to order 6:10 P.M.

**Additions to Agenda:** None

**Approval of January 2014 Minutes:** Mark made a motion to approve the January Annual Meeting minutes and John seconded the motion. There was a vote and 4 –yes, 0 – no, motion passed.

**Board Director Vacancy/Secretary:** A motion was made to nominate David Bridgman to the Board of Directors to fill the seat vacated by Joyce Petrucci. Motion seconded. There was a vote and 4 –yes, 0 – no, motion passed. A motion was then made to elect David Bridgman as Secretary. Motion seconded. Discussion was held. David was agreeable to be the secretary for a period of 1 year. There was a vote and 4-yes, 0-no, motion passed.

**January & February Financial Reports:** Approval of the financial reports was tabled pending receipt of additional information.

**Tax Form:** The accountant prepared our 2013 tax form. The association owed \$14.00 on interest earned in 2013. A check has been cut and mailed along with the tax form to cover taxes.

**Delinquencies:** A discussion was held on delinquencies. Brian provided board with an update on 2 properties that are currently delinquent on their dues/payments. Kaman & Cusimano has made recommendations for both properties. The Board accepted Kaman & Cusimano's recommendation for these 2 properties because it is in conformance with the collection policy and procedure that is already in place.

**Covenants Unification:** A motion was made to accept the revised set of unified covenants that were drafted by Kaman & Cusimano and submitted to the Board. Motion seconded. There was a vote and 5 –yes, 0 – no, motion passed. The board directed Brian to contact Clayman Property Services and ask Clayman to have Kaman & Cusimano draft a cover letter for the board to review. A cover letter will be sent with the draft revised set of unified covenants to the homeowners.

**Epcon Condos/Village Park Entrance:** Brian met with Todd Pomorski (Epcon Manager of Site Development and Construction) this morning. Epcon is willing to work with the APPHO. Todd is going to meet with the owners of Epcon and see what options they might be interested in terms of making the entrance feature on their corner more a part of their overall development plan. Epcon has sold 21 of the 30 units.

**Storage Unit - Key/Code Distribution:** Brian provided information about the storage unit that has been rented by the association. The new storage unit is #342. Brian provided the passcode information for the gates to the board and will send that information to Clayman for the association records. Brian provided Fletcher with a key to the unit. Brian has the other 2 keys for the unit.

**Adjournment:** A motion was made for adjournment at 7:00 P.M. Motion seconded. 5 – Yes, 0 – no, motion passed.