

The Association of Powell Place Home Owners

Trustees Meeting

Thursday, August 13, 2015

6:00 pm

129 Chenango (Mark Roehl)

Trustees in attendance: Brian Coghlan, Fletcher Chambers, Ryan Johnson, Mark Roehl

Trustees absent: Bob Carpenter, Robert Davis

Guests in attendance: N/A

Call to order: Brian called the meeting to order at 6:03 pm

Additions to Agenda: Approval of July 2015 Meeting Minutes, Fencing on north side of pond

Approval of the May 2015 Meeting Minutes: Fletcher made a motion to approve the May 2015 meeting minutes and Mark seconded the motion. There was a vote and 4 – yes, 0-no. Motion passed.

Approval of July 2015 Meeting Minutes: Mark made a motion to approve the July 2015 meeting minutes and Brian seconded the motion. There was a vote and 4 – yes, 0-no. Motion passed.

Financial Reports (June 2015 thru July 2015): Mark made a motion to approve the financial statements and Brian seconded the motion. There was a vote and 4 – yes, 0-no. Motion passed.

Delinquencies Update: A discussion was held on delinquencies. June Clayman provided the board with an update on the 14 properties that are currently (as of 7/31/15) delinquent on their dues/payments.

Pond: The bi-weekly pond treatments completed by Aqua Doc successfully removed the surface algae and the pond looks great. In an effort to mitigate future algae growth, the board discussed the purchase of 12 white amurs (algae eating fish) to release in the pond. Mark made a motion, which was seconded by Fletcher to purchase the amurs. There was a vote and 4 – yes, 0-no. Motion passed.

There was a discussion on the Lilly Pads within the pond and was agreed that we will keep them for now, but will reassess if they appear to get out of hand.

It has come to the board's attention that Aqua Docs has been accessing the pond via homeowner's property. June Clayman has informed Aqua Docs that they must utilize the pond access point off of Liberty Road for all future service to the pond.

There was a brief discussion on the pond fountain, but the Board is still waiting to receive a proposal. We'll postpone the discussion until the pond committee presents the proposal.

Tree Replacement: Pine tree along Liberty Road has died and needs to be replaced. The board received multiple quotes to remove and replace the dead pine. After review, the board decided to use Benchmark for this service. Mark made a motion to use Benchmark for the tree removal and was seconded by Ryan. There was a vote and 4 – yes, 0-no. Motion passed.

Green Space Path Materials: The pathway from Liberty Rd. to the green space around the pond needs updating. After receiving multiple quotes for this service, there was a discussion on the proposals and the surface materials to be used. The board selected to use a stone pathway and DJ's Tree & Bobcat Services to complete the work. Mark made a motion and was seconded by Ryan. There was a vote and 4 – yes, 0-no. Motion passed.

Reserve Study Proposals: Board received multiple proposals to complete the Reserve Study. All of the proposals seemed rather high for the work needed for our study, so we asked Clayman to relay our specific needs and to see if the companies can reduce their proposed quotes. We will revisit these proposals at our next meeting.

Statutory Agent: It was advised to transition our statutory agent and have our association's legal counsel, Kaman & Cusimano LLC, serve in this capacity. Mark made a motion to have Kaman & Cusimano LLC serve as statutory agent and was seconded by Ryan. There was a vote and 4 – yes, 0-no. Motion passed.

Enforcement Policy Development: Board tabled discussion on the enforcement policy to the next meeting, scheduled for September 10, 2015.

Board Roster: Board Roster and information was updated.

Brickman Meeting: Brian received a call from Terry Love with Brickman, requesting a meeting to review the level of service we are receiving, better communication between Brickman and the Board, discuss our expectations and planning for next year. This meeting is scheduled for August 21st at 10:30 and the Liberty Road Entrance to Powell Place.

Fencing along Northside of Pond: With the new home construction north of the pond, it was requested by Ryan for the Board to research the cost of extending the white vinyl fence along Liberty road to continue along property line north of the pond greenspace. Brian will ask June to request proposals and hopefully we will be able to review at the next scheduled Board meeting.

Property Management – 2016 Request for Proposals: The Board is seeking proposals for 2016 Property Management. Brian will forward the process we used last time and Ryan will work on identifying potential management companies.

Adjournment: Mark made a motion for adjournment at 7:00 pm. Brian seconded the motion.