

Association of Powell Place Homeowners

Trustees Meeting
Thursday, February 12, 2015
7:50 P.M.
47 Hall St.

Trustees in attendance: Bob Carpenter, Fletcher Chambers, Brian Coghlan, Robert Davis, Ryan Johnson & Mark Roehl.

Guests in attendance: Ben Hudak (704 Middlebury), Dennis Risner (119 Chenango), and Marilyn Carpenter (772 Bovee)

Call to order: Brian called the meeting to order 7:50 P.M.

Additions to Agenda: AEP Entrance lights, Dues notice, Trash policy, Lampposts, Entrance Walls, and Election of Officers.

Approval of October 2014 Minutes: Mark made a motion to approve the October 2014 Meeting minutes and Robert seconded the motion. There was a vote and 4 –yes, 0 – no, 2 - abstained. Motion passed.

Financial Reports (Oct. 2014 thru Jan. 2015): Mark made a motion to approve the financial statements and Fletcher seconded the motion. There was a vote and 4 –yes, 0 – no, 2 - abstained. Motion passed.

Pond: The pond contract with Aqua-Docs for seasonal pond management has been authorized. The work to remove the willows has been completed. Fletcher has tried to get the fountain committee to meet a couple of times without success. Angie Hurd has put some information together but no decisions have been made to date. Fletcher is going to make a final attempt to get the fountain committee to meet. The board wants input from the residents that are affected by the fountain and is the reason the committee was formed. The board wants a recommendation from committee due to the large number of variations between fountains including spray pattern, spray distance, spray height, horsepower, styles of lights, and energy efficiency.

Enforcement: 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 is actively involved in both properties. Brian explained to Ryan and Bob about the on-line collections case site (ATLAS) that we have access to through the association attorney. Brian will work with K&C to get their credentials set up now that they are trustees. The enforcement policy for non-compliance with the deed restrictions needs to be finalized. The board will make this the main focus of the March meeting in order to finalize the draft policy.

Insurance Policy: Brian received a copy of this year's insurance policy. The premium was the same and the coverage did not change so Brian signed it and returned it to Clayman.

AEP Entrance lights: Fletcher suggested that Clayman talk to the City of Powell about having AEP come out and check the entrance lights. They seem to be off quite a bit of the time.

Dues notice/Trash policy: The timing of the dues notice and the dates listed was discussed as part of the annual meeting. Fletcher asked to clarify the information about the trash policy. Brian explained that he wanted the residents to be aware that the board recognized the issues with trash in and around the pond during the winter months. Angie Hurd graciously volunteered to help coordinate high school volunteers to collect trash in order for them to earn service hours. Brian's thought was that residents could contact Clayman and then Clayman could contact Angie to let her know when information is received. That way residents aren't contacting Angie directly. During the summer months, trash pickup has been incorporated into the contracts for lawn care and pond management.

Lampposts: Ryan noted that there are a number of lampposts out. During the summer notices were sent to a large number of homes. This will be done again in the near future but the board does want to update the enforcement policy for consistency.

Entrance Walls: Fletcher noted that there was a large crack in the south entrance wall on Chenango. This has been repaired several times and will continue to need attention. This is likely due to a substandard foundation. The board will look at this item again once the weather is a little more pleasant.

Election of Officers: Mark made a motion to nominate Brian as president and Fletcher seconded the motion. There was a vote and 6 –yes, 0 – no. Motion passed. Mark made a motion to nominate Robert as vice president and Bob seconded the motion. There was a vote and 6 –yes, 0 – no. Motion passed. Robert made a motion to nominate Fletcher as treasurer and Bob seconded the motion. There was a vote and 6 –yes, 0 – no. Motion passed. Mark made a motion to nominate Ryan as secretary and Robert seconded the motion. There was a vote and 6 –yes, 0 – no. Motion passed.

Meetings: With the recent board changes, Fletcher is going to update the meeting schedule and the meeting schedule will be created based on last name of the trustee. The next meeting will be held March 12th at 6:00p at Bob Carpenter's house (772 Bovee).

Adjournment: Robert made a motion was made for adjournment at 8:25 P.M. Mark seconded the motion.