

The Association of Powell Place Home Owners

Trustees Meeting

Thursday, May 14, 2015

6:00 pm

261 Cedarbend Court (Brian Coughlin)

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

Trustees absent: Bob Carpenter

Guests in attendance: June Clayman, Christine Maggiola (54 Chenango)

Call to order: Brian called the meeting to order at 6:00 pm

Additions to Agenda: Update on pond fountain

Approval of the 2015 Annual Meeting Minutes: Vote tabled to 2016 Annual Meeting

Approval of the Feb 2015 Meeting Minutes: Mark made a motion to approve the February 2015 meeting minutes and Robert seconded the motion. There was a vote and 5 – yes, 0-no. Motion passed.

Financial Reports (Feb 2015 thru April 2015): Robert made a motion to approve the financial statements and Mark seconded the motion. There was a vote and 5 – yes, 0-no. Motion passed.

Delinquencies Update: A discussion was held on delinquencies. June Clayman provided the board with an update on the 19 properties that are currently (as of 5/14/15) delinquent on their dues/payments.

Annual Dues Policy/Collection Procedure: Clayman will mail annual dues notices by February 20th to residents in order to provide ample time to pay prior to the April 1st due date. If dues are not paid by May 1st, the homeowner will incur a \$10/month late charge until the balance owed is paid in full. If a balance remains unpaid on August 1st, a demand letter is sent to the homeowner. If the homeowner fails to respond to the demand letter within 30 days, a lien will be filed on the property. Mark made a motion to accept the updated annual dues policy and Fletcher seconded the motion. There was a vote and 5 – yes, 0-no. Motion passed.

Neighborhood Garage Sale Date: The Powell Place neighborhood garage sale dates are set and will take place on June 5th and June 6th from 9 am – 2 pm.

Lampposts: It is critical to the safety of the neighborhood that lampposts are properly maintained and in good working order. If a lamppost is reported to be out, a letter will be sent to the homeowner requesting that it is fixed within 30 day remedy period. If after 30 days the issue isn't resolved, a \$5 per day charge will be incurred by the homeowner.

Pond Fountain: Fletcher informed the board that the Pond Fountain Committee received a quote for a new illuminated fountain to be installed. The committee was not able to present their recommendations to the board, so discussion on this topic is tabled until recommendations are presented.

Adjournment: Mark made a motion for adjournment at 7:05 pm. Robert seconded the motion.