

Association of Powell Place Homeowners

Annual Meeting

Thursday, February 12, 2015

7:00 P.M.

47 Hall St.

Trustees in attendance: Brian Coghlan, Fletcher Chambers, Robert Davis, & Mark Roehl.

Absent: David Bridgman

Guests in attendance: Ben Hudak (704 Middlebury), Dennis Risner (119 Chenango), Ryan Johnson (755 Bovee), and Bob & Marilyn Carpenter (772 Bovee)

Call to order: Brian called the meeting to order 7:00 P.M.

Additions to Agenda: None

2014 Accomplishments: Installed new signs around the pond as required by the insurance company, willows around the pond were removed, a process for removing trash around and in the pond was established for both the winter months and the rest of the year, secured a storage unit for association records and materials, coordinated the Sunny95 block party, involved the City of Powell on some zoning issues, formed a committee for identifying a replacement fountain, drafted a new set of covenants (deed restrictions) for consideration by the association, coordinated responsibilities for east Village Park entrance with Epcon, and coordinated with the association legal representatives to address several delinquencies.

2015 Preview: Efforts proposed for 2015 include installation of a fountain in the retention pond, completion of the covenant unification effort, constructing an opening into the mound along Liberty Rd. to improve access to the green space and pond for all residents. Brickman will continue to provide lawn and landscaping services in 2015. Aqua-Doc has been engaged to provide pond management services for 2015. Clayman Property Services will continue to serve as the management company in 2015.

Presentation of the Approved 2015 Budget: Brian reviewed the approved budget. The total projected income for 2015 is \$32,185.00. The total projected expenses are \$31,990.00. The difference will be deposited into the reserve account. Dues were raised to \$205.00 per year per property for 2015. The majority of this increase will be used to cover the anticipated electrical costs associated with the new fountain.

Covenants Unification: As the weather improves a renewed effort to get responses from the remaining homeowners will be undertaken by the board. The goal is to have one set of covenants that is the same for all 4 phases of the Powell Place subdivision.

Board Member Elections: Brian received an email from David Bridgman indicating that he was appreciative of the opportunity to serve on the board but that he would allow his term to expire and did not want to seek re-election. In addition, Robert Davis is at the end of his 3-year term. Lastly, Joyce Petrucci's seat remains vacant and has 1 year remaining on that term. As such, there are currently 3 open seats. A motion was made to nominate Ryan Johnson and Bob Carpenter to the Board of Directors by Robert Davis. Motion seconded by Mark Roehl. There was discussion. Brian noted that it is nice to have some more representation along Chenango. Brian requested to amend the motion to include Robert Davis as a nominee to the Board of Directors. Motion seconded by Mark Roehl. There was a vote. 3-yas, 0 – nays, motion passed. Robert Davis and Ryan Johnson filled the 3 year full terms. Bob Carpenter filled the term with 1 year remaining on it.

Questions from the floor: There was a discussion about the notice that went out regarding the association fees and when they are actually due. They are officially late if not received by the association by April 1st. The notice went out later than hoped due to finalizing the availability of the room and the schedules of the board members for the annual meeting date.

Adjournment: A motion was made for adjournment at 7:48 P.M. Motion seconded. Motion carried.