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QVHA Annual Meeting 08.12.2017 - Minutes

1 message

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To: qvha2016@gmail.com

Tue, Aug 22, 2017 at 10:28 AM

QUASHNET VALLEY HOMEOWNER'S ASS'N. INC.

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Minutes of QVHA Annual Meeting, August 12, 2017

Patty Barron, Chairperson, called the meeting to order at 10:10am at the Event Room of the Mashpee Public Library. Copies of the agenda, financial statements and current QVHA roster were available to all attendees. Patty presided over the meeting accompanied by Board Members, Tony Cocuzzo, Tony Venuti, Christopher Nelson and Joanne Coletti. There were a total of 36 households represented by 56 attendees.

Tony C. led attendees in the Pledge of Allegiance followed by a moment of silent reflection in memory of neighbors and friends.

Tony V. welcomed the new residents to our neighborhood.

Following are items reviewed / discussed at the meeting:

Affordable Housing Update: Bruce Willard provided the following update:

- A feasibility study has been completed for the proposal for an affordable housing complex at the corner of Old Barnstable and Lowell Road (approx. 20 to 30 rental units). The Town's Affordable Housing Committee recommends a feasibility be completed at [950 Falmouth Rd](#). This would allow options for the Selectmen to review and have potential Request for proposals (RFPs) be completed for both sites.
- Since our last meeting, the Town has transferred ownership of the Old Barnstable/ Lowell Road land to the Housing Authority.
- No decision has been made at this time. This is a 2 to 3 year process with multiple organizations involved, i.e. Federal and State agencies, HUD, Mashpee Board of Selectmen. The earliest the Selectmen will review this project and it comes before Mashpee voters will be May 2018.
- Bruce is an active member of the Town's Affordable Housing Committee and will keep us apprised of any developments.
- A question was asked if Mashpee was at the state level for the percentage of Affordable housing. The state rate is 10% and Mashpee is less than 5%.

Landscaping report: Christopher provided the following update:

- Additional beautification of the neighborhood in 2017 included stones replaced at all circles, fences cleaned, and trees replaced, as needed.

- Fall clean up will include 2 cleanups (estimated late October and end of November). Residents requested before Thanksgiving. This will be monitored as the leaves fall.
- Questions arose about the lack of mowing in an area of the Snead circle and left of the car path at Hogan. Christopher agreed to look into this and that the areas in question will be mowed in the future. A map of common areas has been provided to Tyler Landscaping.
- Residents in Nelson Circle requested clarification of the thin mulch at the circle. Christopher reviewed the reasoning, per the landscaper. It was accepted. Residents also thanked the Board for the replacement of the dead tree.

Sunshine Committee Report: Joanne Coletti provided the report for Dottie Hiltz

- The Sunshine Committee (separate from the QVHA Board) was established as a tool to address bereavements, illnesses and social events, common to the neighborhood.
- A Holiday party will be held at the Quashnet Valley Country Club on December 10, 2017. Information and cost will be distributed to all residents in early October. A tentative plan is for a neighborhood clambake in September 2018.
- Members of this committee are: Dottie Hiltz, Elaine Goldberg, Nancy Douglass, Larry Bornstein, Carolyn Markowski and Joanne Coletti.
- All residents are asked to contact one of the above members, if there are any illnesses etc. within our community.

Financial Report: Tony reported the status of current expenditures, etc.

- This year's expenditures are projected to be approximately, \$4,441.00 over budget. This was primarily due to unplanned expenses for the landscaping upgrades. The Board recommends to add \$1000.00 to the 2018 budget for ongoing grounds' improvement.
- The current \$115 per year from each household covers all of our annual costs and there is no reason, at present, to increase this. Escrow funds will be used to cover short falls. Actual expenses versus income (dues assessment) will be closely monitored and findings and recommendations will be made at the annual meeting.
- A recommendation was made to maintain a reserved fund in escrow, in case of emergency. The Board agreed.
- The proposed 2018 budget was reviewed, and a motion was made to approve, it was seconded and unanimously approved.

Election of Officers and Board Members

- In keeping with the Declaration's guidelines, Patty explained the role of the corporate officers. The current officers, Ken Marsters and Barbara Botello , have given letters of resignation to the Board, effective in 60 days. They have agreed to partner with the Board to develop a transition plan and will stay on , if required during transition. Patty requested three volunteers to work with the Board to pursue a contract with a management agency. Please contact Patty if you are interested. The Board is looking into options and will also gather all the documentation from the current officers.
- Tony Cocuzzo will be leaving the Board in 2018 and Tony Venuti will partner with Tony this year in order to assume the role of Treasurer. New voices and participation on the Board would be welcomed to backfill Tony V. Please contact Patty. Patty Barron, Tony Venuti, Christopher Nelson and Joanne Coletti will remain on the board for the coming year.
- A motion was made to approve the Corporate Officers for the next 60 days and the QVHA Board Members. It was seconded and accepted by all present.

Open discussion:

- Agnes Bolduc asked what we were doing with regards to an issue which has developed wherein, the Land Court had rejected filing the "Certificate of no Assessment", during the resale of a property within the Association. The " Certificate of no Assessment" is a document that must be provided by the Association and must be notarized. It states that there are no liens and/or delinquent dues on the property being sold. Agnes

noted that this problem has existed with several homes. The Board was contacted regarding this issue by Prime homes just several days prior to this meeting.

- The Board had discussed the issue, but elected not to make it an agenda item for this meeting as we did not yet fully understand the ramifications or the depth of the problem. The Association will be advised as soon as we know when, what, and how to resolve the problem.

Patty Barron stated that a meeting will be scheduled for all residents when the board is in a position to review recommendations for both the new management officers; and the Land Court issue.

A motion was made to adjourn at 11:20am. It was seconded and unanimously accepted.

Respectfully submitted,

Joanne Coletti - QVHA Secretary

Distribution:

QVHA Residents (via email or USPS)

QVHA Officers

QVHA Board