

TRUSTEE/HOMEOWNER MEETING MINUTES – 9/8/08

Start Time: 7:03 pm
End Time: 7:43 pm

Trustees in Attendance:
Keith Brown
Lynn Lee
Mike Ritchie
Eric Ruegg

H/O in Attendance:
Jerry Bennett
Mary Fitzpatrick
Joel Kray
Karen Paszek

1. 8/4/08 meeting minutes were read and accepted.
2. Financial Update (handed out)
As of August 31st, there was \$208,435 in the bank with most major expenditures completed.
3. **Old Business**
 - a. Projects
 - i. Trash Can Lids: One lid has been ordered. After determining if the dimensions are correct with the drums we have, we will order the balance needed.
 - b. Pool & pool repair
Keith had received one bid with 2 more due for the new drain covers. His best estimate is that the cost for the appropriate suction devices and grates will be \$4,500-\$5,000.

He is out for bid on a new cover for the lap pool.

An RFP has been issued for pool service and lifeguards for the next three years. Our current contract may be renewed for two additional one year terms. Bids were solicited from two additional companies for comparison. A decision must be made by the end of the month if we don't want to remain with the current provider.
 - c. ACC: Joel reported that the ACC has issued 25 approvals with only one request disapproved. The ACC has created a database of requests so that it is easy to determine if a homeowner is in compliance with requirements.
 - d. Lawsuit: The next meeting concerning the lawsuit will be the informational meeting currently scheduled for October 14th.
 - e. National Night Out: National Night Out was a success even with the late rainfall. The DJ was quite good and the new Mayor of Manchester even attended.
4. **New Business**
 - a. Budget Meeting Information: The October meeting will be for budget input, with the Budget presented at the November meeting. December will be a voting meeting only. Mike will have the financial comparison through the third quarter of 2008 at the October meeting.
 - b. RFP for Clubhouse Siding and Painting: Keith reported that we still intend to accomplish this project this year. Proposals in which various options were outlined have been solicited and we are hoping for a start date around September 29th.
 - c. More trees were damaged or have fallen due to the recent storms. An estimated \$1000 will cover this tree removal.
 - d. The gentleman who provided and delivered the free sand for the playground received a \$100 gift certificate to a restaurant for his efforts.
 - e. Swim team lane ropes and reel: The team has ordered the reel and we may not have to store it in the pump house.

Meeting adjourned at 7:43 pm.