**Annual EWCA Homeowners Meeting**

**February 10, 2022**

Attended by EWCA Board Members with a quorum of homeowners (19 households attending in person, by proxy or on zoom).

The meeting began at 7:04pm.

**Thank You!!**

EWCA President Frank Sheridan began the meeting by extending a huge thank you to Colleen Kennedy and Paige McKinstry for serving for many years as Chair and Co-Chair respectively of the Architectural Committee (ARC).  Also, thanks to Sarah Alonso for stepping up to be the incoming ARC Chair.

Thank you to Bruce McKinstry for serving as the EWCA website manager and to Tom Kennedy, Claudia DeCicco, and Crystal Kaplan for serving on the EWCA Board.

**Budget Review**

EWCA Treasurer Claudia DeCicco briefed the attendees on the actual 2021, and projected 2022, EWCA Budgets.  Our 2021 scheduled maintenance exceeded the budget due to increased costs for bug spray and mowing of the common areas.  However, because we did not hold the Annual Picnic, the EWCA was under budget for 2021 by $1,174.

The proposed 2022 budget includes an increase in homeowner dues by $3 from $61 to $64 per annum.  The new dues assessment will result in a budget of $7,660, of which over $3,390 is for maintenance of the common areas plus $715 contingency maintenance for tree removal.  The other major expenses include our required insurance policy and the Annual Picnic.

The EWCA now has roughly $13,000 in its savings account.  The Board's goal is to have a minimum of $15,000 in savings in case of a major storm causing extensive clean up or any legal challenges.

Members in attendance unanimously ratified the proposed 2022 budget.

**EWCA Officers Election**

The existing slate of EWCA Board Officers agreed to sit for re-election for the next one-year term.  Richard Walter motioned to approve the existing slate and Dean Kaplan seconded the motion.  All voted in favor.

**Summary of 2021 Activities**

Frank thanked Claudia for collecting and tracking our 2021 Assessment of Homeowners; Tom for preparing Sellers' Packets throughout the year; and Crystal for drafting and sending out the Board meeting minutes.  Also, a big thank you to the homeowners who showed up for the 2021 common ground clean-up this past Fall.  The weather was so much nicer in the Fall than in June, so we may continue to hold the clean up at that time of year.  We also started an EWCA Shovel Crew.  If you need a shoveling, please let us know and, if you are willing to shovel, also please let us know.

**Homeowner Reminders**

Sellers Packets: If selling your home, please give the Board as much advance notice as possible.  The minimum requirement is 14 days, but 3-4 weeks is ideal.  The process is initiated after you submit your $100 check.

ARC Approvals: The ARC requires a minimum of 30 days to review and decide on requests for exterior home alterations.

**Other Updates**

* 2022 Dues Assessments will go out to all homeowners in March, due by March 31.
* In June 2022, OHS construction should be completed.
* Metro West zoning and planning continues to progress. The plan to build 13,000 sq feet of retail space will be coming soon (vs. the original plan was 100,000 sq feet of retail.)
* Community Summer Pools:  Many have waitlists, so if you are interested in getting on a waitlist, please contact Frank directly.

**New Business**

Sandy asked when the next Annual Picnic will be organized, to which Frank replied October 2022.

Richard Walter asked about one home on Oleander Ave. that continues to sit in ill repair.  Frank noted that no progress had been made on this issue.  As currently written, the EWCA's authority does not allow the Board to impose fines or place liens on properties for any reason.

Peggy beseeched homeowners to keep the sidewalks and gutters free of leaves and thick debris as it prevents water drainage after rain and snow storms.  She noticed that this happens more commonly at houses that are being rented and asked if we could communicate with the renters about their responsibilities.  Frank agreed the board would reach out.

Peggy asked if there was an update on the trash pickup survey as we have three different companies that come every week, creating a lot of noise and traffic.  Frank informed the participants that homeowners who responded to the survey all put forward so many specific conditions that common ground was too challenging.

The meeting concluded at 8:02pm