

Adams West Homeowners' Association Jan 2023 Meeting

Meeting called to order at 7pm on January 9, 2023

Attendees:

1. Peter Edelstein - President
2. Christine Bennett- Beautification and Directory Committee
3. Cindy Lapnowski - Treasurer
4. Andrea Potok- Welcoming Committee
5. Melissa Rondy - Secretary
6. Gautam Gupta – Social Committee

Minutes from December 2022 meeting- Peter thanked Christine for getting these completed.

Treasurer Report- Cindy

1. All dues were collected for 2022.
2. Ending balance for 2022- \$33, 137.79. This includes the amount spent on Christmas event.
3. Discussion to put reserves into Savings account to earn interest. Question if this would affect non-profit status. Further discussion needed in February.
4. Drain Fund discussed.
5. 2023- 5% increase in homeowner dues, sent out on 1/10/23. Discussion of charging late fees similar to other associations. Issue discussion in February.
6. Shirley's position – need recruitment.

Committee Reports

1. Beautification Committee- Christine

- a. HCS (lawn mower services) – was \$19,000 in 2022. Quote was asked for the 2023 year and not received as of 1/9/23. Budget additional for landscaping of Salem Court in 9/23; Anchester Court- not sure what to proceed with due to number of trees.
- b. Weeding for Playsets- investigate.
- c. House to visit (in spring)- raised concerned but wetland is in area.
- d. Painting entrance signs or obtaining new panels – discussion to occur.
- e. Request Christine's neighbor to assist with landscaping.
- f. Homeowner Concern about speed limits on Salem- Melissa to see if homeowner is interested in assisting with signs/sheriff liaison.
- g. To improve participation review moving location of meeting to Library and livestreaming it. Lydia Bennett to assist with Facebook and social media presence.

2. Directory and By-Laws- Christine

- a. Start work on Directory in April and print in May of 2023.
- b. Survey from 2022 did not receive amount for quorum to make a clear decision on improvements wanted by homeowners.
- c. By-laws- attorney needs to be contacted to review and write any updates. By-laws were sent to Peter.
- d. To improve participation review moving location of meeting to Library and livestreaming it.

3. Social- Gautum

- a. Christmas event went well and there were a lot of donations of Toys.
- b. 2023 plans:
 - i. Easter (April 2023) – in Thornridge
 - ii. Summer Party (July 2023) – flea market, ice cream, etc.- at park
 - iii. Second Summer Party – TBD
 - iv. Halloween Event- October 2023
 - v. Christmas Event- December 2023
- c. Request to increase social budget to \$2500 – tabled to 2024.

4. Welcoming Committee – Andrea

- a. No homes currently for sale. The last home was in October/November of 2022 on Salem.
- b. 2023 Welcome Plan- still needs to be done. Discuss other ideas for welcome pack.

5. No other Committee Reports

Miscellaneous Topics

- 1. E-mail ticks were up 69%.
- 2. Christmas Lights – taking entrance lights down is on schedule.
- 3. Next meeting is 2/13/23 at 7pm via Zoom.

Meeting adjourned at 8:02pm.