

LONG LAKE MEADOWS / SPRING MEADOWS HOMEOWNER'S ASSOCIATION ANNUAL MEETING

Monday, November 12, 2012

7-8 PM

Wass Elementary School

Minutes

The meeting was called to order by President Alex LaVoie-McGregor at 7:10 pm. All officers and Board members attended the meeting: Barb Vleko, vice president and treasurer; Sandy Paci, recording secretary; Matt Kukla, web master; and Frank Faron. Officers and Board members introduced themselves stating the subdivision they live in and officer positions previously held.

TREASURER'S REPORT

Alex reviewed the budget that all homeowners received in the mail with the annual meeting notice. Copies were also available at the meeting. Alex stated some funds were reallocated to other areas; i.e., the detention basin and landscaping. Due to the summer weather in 2012, additional treatments were required in the basin to eliminate algae growth. As the Association discontinued "beautification day" beginning in 2011, additional funds were allocated in the area of landscaping to offset the charges for summer and fall cleaning. In previous years, a few volunteers would clean up the areas around the pond, the entrance signs, and the "courts." These tasks were overwhelming for the few and, therefore, a landscaping company was hired to clean up these areas.

The Board makes a concerted effort to reduce dues every year. For the 2013 Fiscal Year (January through December 2013), the dues for Long Lake Meadows 1 and 2 and Spring Meadows will remain the same at \$75. Long Lake Meadows 3 and 4 are responsible for the maintenance of the detention basin and the dues will be \$30. Those on the Board will receive a reduction of \$45 of the \$75 dues to compensate their time and personal expenses. All homeowners are responsible for the expenses of the detention basin.

The Long Lake Meadows front entrance subdivision signs located on Saffron Drive were vandalized in August 2012 and the "peaks" on both signs were broken off. In an attempt to delay replacement cost, a homeowner has volunteered to replace the peaks and paint the signs on a material expense only. The expense for new signs is significant; and in order to not burden the homeowners with a large unplanned expense, the Board will obtain quotes for different designs and a vote will be taken from the homeowners.

The budget was approved.

SOCIAL ACTIVITIES

Holiday contest - The contest will occur in December and the winners will receive a gift card. With the winners' concurrence, their name will be listed in the Spring Newsletter and web site.

Garage sale - The LLM/SM Homeowners Association will participate in the 2013 garage sale with Stoneridge 1 and 2 or on its own, if necessary. While a firm date for the garage sale has not been established, the tentative date will be the weekend after Mother's Day. Costs to advertise will be shared amongst the three Associations if the adjacent subdivisions participate.

SEEKING VOLUNTEERS

The Association is seeking volunteers to bring their passion for their community and to get involved. Alex pointed out that all Board members are covered by the Association's Directors and Officers Insurance policy along with Liability Insurance for the detention basin and the common areas. As in previous years, a commitment from each Board member is 15-20 hours per year; or about 4 meetings per year. The Board exchanges many emails vs. scheduling a meeting to insure productivity is not lost throughout the year. The Association is seeking volunteers to help keep costs down for all homeowners vs. hiring a management company. If the Association needs to hire a management company, the annual dues for each homeowner will increase per lot and the dues will be more than what each homeowner is currently responsible for. As an Association, we ask the homeowners to keep integrity within the subdivisions and keep costs down by volunteering their time and services.

BALLOTS

Current board members: Alex, Barb, Frank, Matt, and Sandy have been voted in for another two years on the Board. Jim Gabrysh and Greg Holt have volunteered to be on the Board. Welcome, Jim and Greg.

ROUND TABLE

Landscaping - A number of companies provided their proposal to the Board in the third quarter of 2012. After careful review of the services and rates amongst all, Braniff Landscape was selected. The owner is Chris Braniff. Braniff will also conduct the spring and fall cleaning of the common areas.

Mulch – Chris offered to get mulch at a reduced rate and pass along the savings to homeowners who are interested. Homeowners need to work directly with Chris to place an order for the mulch or to hire his services. Information regarding the option to order mulch will be noted in the Spring Newsletter and on the Association's web site.

Detention pond - Alex mentioned that the drainage sand bags in the detention basin are deteriorated and will need to be replaced in early 2013. Many have noticed the water level in the pond is quite low and this is due to the unpredictable and very warm weather and algae growth in mid-year 2012. Expenses on the pond were higher in 2012 due to the weather and the additional algae growth in the water. Replacing the drainage sand bags may help the low water situation; however, the weather will be the real deciding factor in 2013.

Pond ownership - A question was raised as to who "owns" the pond. Alex stated that the Association owns the pond. The Association has Liability Insurance which protects all of the homeowners.

Tree trimming - A concern was raised as to whom should be maintaining the trees in the common area and cutting the grass around the pond area. The Association is responsible for the maintaining the common areas, which means this expense is passed on to the homeowners. Inquiries regarding the trimming of trees or cutting down trees should be directed to the Board for consideration. Homeowners are not authorized to cut or prune any trees or bushes in the common area without prior approval from the Board. The Association will continue to provide basic maintenance for the detention basin and the common area as pre-approved by the Association's members which are all the homeowners. The Board is not at liberty to incur unplanned expenses without the Association's approval unless the expense is due to an emergency and risks safety of the homeowners.

Farmhouse - The owner of the farmhouse at the end of Julian on Long Lake passed away in early 2012. This farmhouse consists of three lots; and per a homeowner who attended the meeting, said the daughter of the homeowner who passed mentioned the City of Troy stated there is not enough space to build three homes. The Board will verify and confirm that the City of Troy has recorded that these three lots will be held to the Association's current documents and the Building and Use Restrictions and Maintenance of Open Space documents will be adhered to prior to the lot deeds.

Kudos - A homeowner who attended the meeting and lives on the pond commented that the pond looks nice since it was cleaned.

ADJOURNMENT

The meeting adjourned at 7:45 pm.

Approved/
HOA Board