

2020 Annual Meeting Minutes

Spice Hill Woods Homeowner's Association

Spice hill Woods

P.O. Box 163

East Hampton, CT 06424

Spicehillwoods@gmail.com

Board Meeting Minutes

Annual Meeting, December 8th, 2020 @6:30pm

Mel Carnahan Adam Gora Kimberly Parks Valerie Steiner John Lezak

President Vice president Treasurer Secretary Property Mgt

Attendees: Board members Mel Carnahan, Adam Gora, Kim Parks, John Lezak and Valerie Steiner, along with 9 other unit owners.

The meeting was called to order at 6:30pm. Board members were introduced.

Mel gave a 2020 overview:

- Lots of pools were installed or built.
- Eversource has been digging up Spice Hill Drive. Curry and Tarragon will be next to address underground cables, wires not in conduit.
- Looked into property taxes. We have 75 acres of open space we own which was required by original bylaws.
- We purchased 3 blue spruce trees to put up at the entranceway.
- Home sales have put SHW in a positive value position.
- We removed 3 political signs from the open space this voting season.
- The board has not been doing in person meetings with the exception of the annual meeting. All other meetings have been on Zoom.

Kim reviewed the 2020 budget and Actual Expenditures.

Items specifically brought up for discussion:

- **Association dues/ Revenues** – 9 Home sales. Almost 100% dues collected. Proceeding w/ lien on the 1 unit owner that did not pay. The last unit owner from 2019 paid the dues but not the fees associated with the late dues. Therefore the lien was not removed on the property.
- **Eversource**- There was an extra expense down on the island
- **We were below budget** slightly on landscaping and lawn care, mailing costs and the PO Box remained standard. Open space taxes remained about the same.
- **Accounting budget:** 2017, 2018 and 2019 audits are still in the works with Serra and Associates here in town.
- **Meeting fees:** went down. No dinner was done for Board members. We paid \$75 for the room at the Dublin for the annual meeting.
- **Holiday lighting** we were on target. Those in attendance approved the white lights this year.
- **Legal fees** 1 family is outstanding with their dues and the lawyer is involved.
- **Tag sale** was not done.
- **Money in the bank:** \$10,000 and \$20,000 in CD's also.

New 2021 Budget

- **Collections** we plan on collecting all dues and are estimating that we will have 7 sales/relocations which should bring in approximately \$15,500. (7 sales =\$350)
- **Landscaping** we are estimating \$7500. (Mowing =\$2000, Fall and spring cleanup =\$650, Tree trimmings 2 x year=\$800, Tru Green treatment of lawn and trees =\$900. Then there is hydro seeding the corner, mulching, adding stone to the island and working on the farm side.)
- Down the list from there we raised things about 3%.
- For 2021 we are trying to automate things with a program called Money Minder. It will allow people to pay online, but people will have a fee for credit card use. Money Minder would cost about \$150 and then be about \$60 a year to use.

We are proposing that the Association Fee for 2021 stay the same at \$85.

Other things brought up:

- A unit owner asked if the only legal fee was for the lien on the home that didn't pay its dues, yes. The recording fee for \$60 was included. \$450 lien which includes the \$85 + legal fees.
- The 65 acres we pay taxes on are all open space or woods within or directly surrounding the development.
- A unit owner asked about natural gas. From what we know the pipeline has not come down route 66 to the Spice Hill development yet. It was suggested that they call Eversource to investigate if interested.

The Minutes from last years' meeting on December 11th, 2019 were approved.

Mel Carnahan made a motion to approve the budget for 2021, and Erl Slayton, Doug Bonoff and Ron Jursch all seconded the motion.

The Board asked for new volunteers to be a member, although 1 member mentioned he would help, no one stepped forward to fill any of the Board positions.

Mel made a motion to end the meeting at 6:56pm, the motion was seconded.