

Spice Hill Woods Homeowner's Association

Spice hill Woods

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Board Meeting Minutes

Annual Meeting, December 11th, 2019 @6:30pm

Mel Carnahan	Adam Gora	Kimberly Parks	Valerie Steiner	John Lezak
President	Vice president	Treasurer	Secretary	Property Mgt

Attendees: Board members Mel Carnahan, Kim Parks, John Lezak and Valerie Steiner, along with 12 other unit owners.

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

Mel reviewed the 2018 notes:

- Dues collection for 2018 was 100%
- There were 16 relocation packages
- It would cost too much to move the 5 trees on the farm side so we will leave them
- We need the center median for safety purposes
- We need to do more research and discussion as to the retention ponds
- CD's in reserve we have \$20K for emergencies
- we welcome feedback on holiday lighting.

Kim reviewed the 2019 budget and Actual Expenditures.

Items specifically brought up for discussion:

- **Association dues/ Revenues** – Revenues from 2019 were \$14,800 which exceeded our estimate by about \$1400 due to late fees, prior years collections and resale packets.
- **We were below budget** on Eversource, landscaping, mailing, POBox fees, taxes, and Officer's insurance.
- **Accounting budget** was not used. We will do a 2 year audit this year and combine 2018 and 2019.
- **Holiday lighting** we were on target. Those in attendance liked the white lights this year.
- **Legal fees** 1 family is outstanding with their dues and we hired a lawyer to get involved. After several failed attempts by us to try and reach them the lawyer tried as well and is now placing a lien on their home until dues and legal fees are paid, at a cost of over \$400.
- **Tag sale fees** went up. Not as successful. Trying to coordinate w/ Town Wide Tag sale this next year. Kim will contact CHS and see if we can pay a fee as an association and have Spice Hill put on the map. Otherwise may just execute every other year.
- **Bank fees** went down.
- **Landscaping** Mel and Kim explained that it was higher this year due to the center island being redone. Should decrease next year.
- **Came in slightly lower than expected on the budget. We have \$20K in reserves and \$12K in the bank.**

New 2020 Budget

- **Collections** we are optimistic that all fees will be paid and that we will have 7 relocations which should bring in approximately \$15,500.
- **Landscaping** we are looking to plant 2 large blue spruce to the right of the entranceway where the old tree fell over.
- A unit owner suggested electronic billing to save on mailings and another unit owner suggested having a Pay Pal account for people to pay their dues to. The Board will discuss and do some research on this.
- A unit owner mentioned we may want to experiment with electronic notifications either through Facebook or on the website.
- **Property tax** we are estimating a 5% increase
- **Property insurance** we are estimating will go up also.

We are proposing that the Association Fee for 2020 stay the same at \$85.

Other things brought up:

- A unit owner suggested street lights due to the break ins lately but another unit owner whose brother is a cop said that the lighting will only make break ins easier.
- About half of those in attendance raised their hands “yes” to interest in street lamps. John explained the process and how we would need to get everyone’s votes, then we would submit the idea to the town. If the town approved they would put in lights at every green box at no expense to the homeowners.
- A unit owner brought up completing the sidewalks around the loop, but not sure if it would be our expense or the town’s.
- The town did finally complete the water drains and catch basins.
- A unit owner brought up that someone from Sherry Drive is still dumping debris in the area of the retention pond. Suggested we landscape the area and maybe put in a few boulders to keep people and vehicles out. The Water Company has a stake in this as well.
- A unit owner brought up the idea of pooling interests on power washing, plowing, etc. Maybe through Facebook or the Website so that multiple owners could hire someone to do work at possibly a discounted rate if enough unit owners were interested. Kim said that is not good for the Association from a liability perspective. We should not be pushing vendors. The Board agrees.
- John and another unit owner suggested maybe 2 meetings a year. Might have a greater attendance at a different time of the year since many people are busy with the holidays in December. The Board will consider and reach out for feedback.
- A unit owner wanted to compromise on the garbage pail issues. He said he did his own survey and there are 12% of unit owners with the trash bins outside the unit. If things are in good taste and hidden from the road, can they be placed outside, can bylaws be adjusted? To change the Declarations you would need the majority of the unit owners to vote to change it. The Rules can be changed with approval by the Board.
- One unit owner would like to change the Cat bylaw that limits homeowners to only 2 cats and 2 dogs per unit.

The Minutes from last years’ meeting on December 4th, 2018 were approved.

Mel Carnahan made a motion to approve the budget for 2020, and Tony Ritone seconded the motion.

The Board asked for new volunteers to be a member, no one stepped forward for any of the positions.

Mel made a motion to end the meeting at 7:45pm, the motion was seconded.