

Spice Hill Woods Homeowner's Association

Spice hill Woods

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Board Meeting Minutes

Annual Meeting, December 7th, 2021 @6:30pm

Mel Carnahan President	Adam Gora Vice president	Kimberley Parks Treasurer	Valerie Steiner Secretary	John Lezak Property Mgt
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Attendees: Board members Adam Gora, Kim Parks, John Lezak and Valerie Steiner, along with 7 other unit owners.

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

Adam gave a 2021 overview:

- Dues were the same.
- No improvements were made due to Covid.
- Town did not pave the roads but did some patching.
- We placed liens on properties that had delinquent dues payments.
- =We are trying to send things out by email now rather than snail mailings.
- Home sales remain strong. Homes are selling quickly and for over the asking prices. 4 were on the market and 3 sold within a week of being listed.

Kim reviewed the 2021 budget and Actual Expenditures.

Items specifically brought up for discussion:

- **Association dues/ Revenues** – Almost 100% dues collected. Placed a lien on the 1 unit owner that did not pay. We collected \$265 in late fees. Total income about \$15,698.
- **Landscaping**-Went \$300 over. It was a long mowing season. We did spring and fall clean ups, tree trimming, repaired ruts in the lawn from vehicles driving on the grass, and replaced stone in the island.
- **Holiday lighting** went up almost \$800 due to the lights on the blue spruce trees. Everyone seems to still like it and it includes full service and repairs.
- **Eversource**- Street lighting was below budgeted amount. Astro Electric did some repairs on the entranceway and island lighting.
- **Property/Officer's Insurance** – went down
- **Tag sale** we spent \$250. We took part in the Town Wide tag sale as an association which worked out well
- **Website**- we are looking to get help on. Possibly ask the high school for a student to help??
- **Property taxes**- on open space went up 10%. Although they lowered the value, they increased the mill rate.
- **Legal Fees**- \$435 for a lien placed, and we recouped \$610 from a lien that was placed on a home that didn't pay their dues from 2019.
- **Stamps**- went down since we are sending more out by email. PO Box fees went up.
- **Accounting budget:** 2017, 2018, 2019 and 2020 audits are still in the works with Serra and Associates here in town.

- **Bank fees:** Pay Pal fees 2% but about 60% of unit owners paid with Pay Pal and we get the money quicker.
- **Finished the year** exceeding the 2021 budget a little

New 2022 Budget

- **We are increasing the fees to \$95.**
- **Landscaping** we are estimating \$5000. Not planning on doing lawn treatments this year. Thinking of enhancing the entranceway by clearing all the vines from the corner on the farm side up to the first house. We may have to survey that side to know what is actually our property. Those unit owners at the meeting agreed to having it surveyed, but do we want to pursue legal options if they encroached on our property??? We will get 3 estimates to survey the property before moving forward.
- **Holiday Lighting-** 5% increase
- **Electrical-**10% increase
- **Lighting repairs-** budget \$350
- **Property and Officer's Insurance-** 7% increase
- **Tag Sale/ Website-** increasing
- **Open space Taxes-** 5% increase
- **Legal Fees-** staying the same
- **Stamps/Envelopes -** decreasing
- **Money Minder and POBox-** about the same
- **Bank Fees and Pay Pal-** will go up a little
- As a Board, we decided to put part of the entranceway enhancement expenses on the Homeowners and the rest (about \$2750) we will take out of the cash balance we have.
- Is the primary budget increase is from the landscaping? We are reducing the mowing and fertilizing from \$7500 to \$5000, but adding \$5000 for enhancement, so really only going up by \$2500 and we are taking \$2750 out of the cash balance. So we are not putting any of the increased landscaping expense on the unit owners.
- A unit owner asked that we cut the proposed increase in dues by 50%, and suggests that we cut the \$5000 enhancement by \$1000.
- A unit owner stated that the entranceway is a selling point to prospective buyers and that the entranceway enhancement is a good investment.
- A unit owner mentioned that other HOA's fees are much more expensive.
- The Board mentioned that the annual fees have not increased for 3-4 years now and that the \$10 increase is minimal.

We are proposing that the Association Fee for 2022 stay the same at \$95.

Other things brought up:

- A unit owner asked about water usage? We really do not know the answer to that. It would be a question for CWC.
- A unit owner asked about the retention ponds. Nothing has been done with them.
- The house on the right side as you enter Spice Hill was brought up. It is owned by a lawyer in Florida who is still paying taxes on the property. The property has no Certificate of Occupancy at this time. They wouldn't pay HOA fees for Spice Hill for having their driveway on our property and the Town wouldn't allow access to Route 66. (From what we can understand)

- Zoom meetings were brought up for the future. We can't sign up for free Zoom meetings because we would have too many people. Would cost \$16 monthly to join.
- We will try to move future annual meetings back to the library due to the noise at the Dublin.
- We can not use the Spice Hill Facebook page because it is run by a private resident.
- A new venue was discussed. Can't use Goff House \$\$\$, library hours are limited, but might work. Rossini's is closed on Tuesdays, which is our usual meeting day due to Board member availability.
- Be careful- Lots of small grab and gos and break ins.

The Minutes from last years' meeting on December 8th, 2020 were approved.

Adam Gora made a motion to approve the budget for 2022, and Erl Slayton, John Lezak and Ron Jursch all seconded the motion.

The Board asked again for new volunteers to be on the board, but no one stepped forward to fill any of the Board positions. The President, Mel Carnahan, had handed in his resignation prior to the meeting, but was still acting as President until the annual Meeting was completed. We are currently looking for a new association President!!! Please take note that the current board members have all been volunteering their time, in these positions, for at least the last 5 years now, because no other unit owners have offered to volunteer.

Adam made a motion to end the meeting at 7:41PM, the motion was seconded.