

**Wesley Place Home Owners Association
Board of Directors Meeting
Thursday, March 23, 2023**

Attendees: Steve Gordon (President) Chris Moquin
 Wally Sevic Alan Fisher
 Colleen Woods

The meeting was called to order at 5:30 PM. There was a quorum. Attendees were required to sign in, identifying themselves as the owner or a proxy.

Old Business

The minutes were not read due to the fact that the 2/11/23 General Meeting minutes were emailed to all the residents. The minutes were approved.

New Business

The first item on the agenda was to get the landscape contract secured. The Board had decided to continue using A Cut Above. A motion was made to accept that decision and was seconded. The vote for approval was a majority. The donuts around the sprinkler heads was discussed. A lot of them are cracked and/or are below the height of the sprinklers. Communications should improve; any issues should be emailed to Steve Gordon. The contract will be subject to a year-end review. Wally Sevic again mentioned the issue of cars parking on the grass and possibly damaging the sprinklers, recognizing that this was not the only cause.

The budget and special assessments were the next items on the agenda. Steve reviewed the projected budget for 2023 item by item. The dues will be raised to \$2,350.

In regard to special assessments, our by-laws clearly state that pressure washing, painting and major irrigation repairs will be handled by special assessment. A question about the hardwood trees in several yards occurred and a discussion followed regarding who was responsible for trimming those trees. The by-laws do not state that those trees are Wesley Place's responsibility; nor do they state that they are not responsible.

Al Fisher stated that there is a committee reviewing the Waterford documents to see what, if any changes can be made. It will be ready sometime in 2024. The cost to do this is \$1.1M. All our documents are based on the WMOA documents. Steve asked if anyone wanted to make a motion for a special assessment for trimming hardwood trees. No one made a motion. Further discussion continued.

The paint project was the next item on the agenda. Steve explained that the former paint fund will be transferred to the general fund and each home will be allotted \$1,000 from that fund, specifically to be used when the home is painted. The \$1,000 belongs to the home, not the homeowner. If a house is sold before the home is painted that \$1,000 stays with the home.

Three quotes were received, all ranging between \$3,700-\$4,000. Mary Lee Hart reminded the residents, if they had not yet picked up their painting packet, please pick it up, whether or not you are going to paint your residence. Greg SanGiacomo questioned the necessity of painting every seven years. He suggested that we collect \$1,000 this year and add it to the \$45+K in the "paint fund" and put it a CD, and continue to assess for two more years, and then paint our houses. Jim Limieux raised his concern about not all the homes being painted at the same time, and he made a motion to have the houses painted within 7-10 years. Mary Lee stated that those homeowners who will not paint this year are on their own. If a homeowner does not paint, WMOA will be responsible. Jim then withdrew his motion. Chuck Johnson agreed with Greg's proposal to collect \$1,000/year and made a motion for a special assessment to do so, the motion was seconded. The by-laws state that a special assessment can be made only in the year the funds are to be used. Barbara Tarala made a motion to vote whether we paint or not paint. The motion was seconded. The motion was not voted on. Jill Fisher stated the questions is whether we paint now, and made a motion asking to whether to paint now in 2023 as a combined unit. The motion was seconded. The vote was interrupted by Don Ardy, stating that he was not clear on what they were voting on. He stated what he understood to be that those who wanted to paint, can; those that don't want to paint don't have to. Al Fisher clarified that if a motion was passed not to have the homes painted, there would be no special assessment; if a motion was passed to have the homes painted, there would be a special assessment *only* for those who wish to paint their home. Barbara Tarala made a motion that we opt out of the special assessment for painting for 2023. The motion was seconded. More discussion followed and the motion was not voted on. Rob Hirschfeld made a motion to make a special assessment for the painting. The motion was seconded. It was stated that the homeowners had the choice to opt out of painting.

There still seemed to be some confusion on what had been decided. Wally Sevvick explained that (1) every household will get \$1000, that will dissolve the paint fund; (2) if you want to opt out, you can do so, knowing that you'll be under the auspice of WMOA's ACC rule.

At this point, the motion was voted on and approved.

Due to the length of this meeting, the last item on the agenda, Owners' comments, was not addressed.

The meeting was adjourned at 7:00 PM.

Respectfully submitted,
/s/Colleen Woods, Secretary/Treasurer