

# **Tottenham Homeowners Association Board Meeting Minutes**

## **Thursday, January 13, 2022**

The meeting was called to order at 7:05 pm. Present were Board Members Joe Holt, George Taylor, Dennis Hussey, and Alexis Gavin.

The meeting minutes from November 11 were reviewed and approved.

**Annual Report-** George indicated that the annual report will be completed by the end of January.

**Road & Infrastructure Dues-** Several homeowners paid their fall road and infrastructure dues before the end of the year. Homeowners who have not paid the 2021 road dues will have these added to the normal 2022 invoice. George anticipates mailing the 2022 invoices by the end of January.

**Front Entrance Concerns-** AWG Services is currently set to do the 2022 front entrance landscaping work and maintenance. George indicated that AWG is not sure they have the capability to do the retention ponds and have not submitted a quote to do this type of work. Board members were requested to identify other firms that have the capability to do the work needed to clean up and maintain the retention ponds. AWG will be responsible for revamping the front entrance as well as ongoing maintenance throughout the season

**Landscaping Letters-** The Board agreed that they will continue the process of warning letters and possible fines for poor landscaping starting in May. The majority of the Tottenham residents do a good to adequate job of maintaining their landscaping. A few residents were fined in 2021.

**Commons Areas-** There are few spots in the common areas that need to be overseeded. Joe Holt will check with Mr. Green for a quote to do that in the spring and will report back to the Board, probably in March or April.

### **Resident complaint-**

Minor road leveling work at 42487 White Hart Blvd has been initiated at the request of Mr. Fawzea Abusalah. The work is about 50% complete and will be finished as soon as weather permits.

Joe Holt has also requested our snow removal company to pay special attention to this area of the road to make sure the snow doesn't obstruct proper drainage. Dennis Hussey will check after every snowfall to make sure the snow removal company has properly addressed this issue.

**Treasurer's Report-** George gave the report and said that we finished 2021 with a balance of \$x. In addition, there is \$x available for roads and infrastructure. Thus we finished the year with a net \$x. Relative to the previous few years, expenses were lower in 2021.

Dennis requested that we start moving a percentage of any annual budget surplus into the road and infrastructure fund. George indicated that based on past history, we might be able to comfortably move up to 10% of our annual year end operating balance to roads and infrastructure.

Dennis requested that we have a budget strategy discussion at the next meeting, sine we have several expensive projects to complete (front entrance, road repair, retention pond maintenance and common area overseeding/maintenance), and we likely should spread some of these projects over multiple years. The meeting was adjourned at 7:45 pm.