

Tottenham Homeowners' Association Minutes

Thursday, October 8, 2020

The meeting was called to order at 7:08 pm. Present were Board Members Joe Holt, George Taylor, Dennis Hussey, Alexis Gavin and Renee Bergmooser.

The September meeting minutes were read and approved.

Tree Cutting - The dead tree on Graham Court will cost \$600 to take down because it will be necessary to bring in a crane in order to do it. Dennis said there is an additional tree on Campbell Court that needs to come down. He will provide the address so that perhaps we can get a discount if we have two trees taken down at the same time.

S&J Asphalt - Joe said that S&J has not responded yet to the concern of some baseball size holes that are in the asphalt. Particularly at the end of Tall Oak there is a home that has a problem at the end of the driveway. Dennis will provide the address so that Joe can advise S& J of the specific location.

Annual Report- The report went out to all of the households prepared by George. Dennis thought that more narrative should have been included. He also thought that it should have been in black & white because some of the pages were difficult to read. George took his concerns under advisement, but also felt that it was sufficient for the residents.

Front entrance- The company that George has suggested for our landscaping in 2021 will be able to do our fall cleanup. The price quoted was between \$1250-\$1750 and was expected to take two full days. Joe asked if George could get clarification on the price and what would be included in the clean-up.

There was also a discussion about the common area beds. In the past, those have not been serviced by our landscape company. We think that next year, they should be. It is unfair to expect the residents who live near those areas to keep them maintained. The Board all agreed that will be an add on service for 2021.

Also, there are common areas that need attention with mulch around the trees, etc... George will see if his guy is interested in taking on this additional work.

Retention ponds- There is a concern that our retention ponds could be damaged by the amount of tree growth and weeds that are currently in them. Joe and George said they had contacted companies in the past and they wanted over \$20,000 to do an estimate. Renee

offered to do some investigating on who other subdivisions in Canton have used to have an inspection done. She will report back with some names.

Christmas lights- The Board agreed to again spend the money to have the trees decorated in the front of the subdivision as many residents have expressed appreciation for that.

Election- There was a rather contentious conversation about the upcoming election. Joe feels as though Dennis does not like him and was actively trying to get him removed from the president position. Dennis responded that it wasn't personal, but he thought perhaps it was time for "new blood" on the Board since both Joe and George have been in their positions since Tottenham became self-managed.

Because Dennis's wife was going to be on the ballot, as well as his sister-in-law, Renee was asked to find out from our attorney what the rules were regarding that. Our attorney told her it was not advisable because you most likely would always have the same outcome on any vote that was necessary.

Dennis said he had only asked his wife to help out Renee who was looking to get off of the Board and he thought that George felt the same way about being treasurer. George said he most definitely did still want to be treasurer and his name will appear on the ballot. The position of Secretary will appear as a write in candidate.

Election results-

President:

Joe Holt 22

Dennis Hussey 11

Treasurer:

George Taylor 23

Terri Mulholland 10

Vice President:*

Dennis Hussey 7

Write in Candidate for Secretary:

Renee Bergmooser 3

Sara Taylor 1

Jeff Hagen 1

Website Review- Renee and the whole board expressed appreciation to Alexis for all of her hard work on revamping the website. Alexis said there are still some things she would like to add like information on towing during snow emergencies and more specifics on landscaping requirements. She will continue to update and monitor it.

Treasurer's Report- George gave a complete budget report. He said in a typical year, we bring in about \$40,000 and spend around \$30,000. The goal is to never say to residents that we need a capital fund to pay for infrastructure repairs. We know that when we have to replace our roads, we can expect to pay upwards of \$200,000.

S&J had stated that if we continue to maintain our roads the way that we have been, they could easily last 15-20 more years. By continuing to collect on the infrastructure fund, we will have a sizable amount set aside for that eventuality.

The meeting was adjourned at 8:45 pm.