

# **Tottenham Homeowners Association Board Meeting Minutes**

## **Thursday, March 11, 2021**

The meeting was called to order at 7:07 pm. Present were Joe Holt, George Taylor, Dennis Hussey, Alexis Gavin and Renee Bergmooser.

### **OLD BUSINESS**

**Tax Attorney** - George sent the information that Mr. Warren, the tax attorney requested. He told George that the file he submitted was exceptionally organized and he foresees no problems with it. He will have prepared for us and the total charge for filing the taxes on behalf of the HOA would be \$315.

**Sidewalk Project**- Dennis reported on the project to have our sidewalks leveled. The four intersections at Graham Court, Hot Spur, Campbell Court and White Hart Blvd have serious elevation issues. Both contractors he contacted said the repairs should be pretty straightforward and will eliminate the problem. The Board approved Dennis to contact both companies to see when we could get on the schedule, and decide which company to move forward with.

Under the same topic, we are still considering having the sidewalks replaced both in the common areas and the ones that the homeowners are responsible for this season. This would be for the sidewalks that are crumbling and posing a tripping hazard. There was a discussion regarding this topic and whether we could get one umbrella permit for the project or would each householder have to get an individual one.

While some homeowners may resist doing this because of the cost incurred, under the general maintenance ordinance in our HOA rules, their sidewalks must be maintained. Dennis will attempt to get a hold of someone in the Canton Township office to find out more regarding the permits and who they contact to do their subdivision contracts.

**Front Entrance Landscaping** - The front area is in dire need of work this spring. The company that George had recommended is not interested in the project. Dennis and subdivision resident Keith Bergmooser met to do a review of what was needed. It appears that the boxwoods did not make it through the winter. There were bushes removed last year that were never replaced. All of the Board agreed that we will need to budget a significant amount to make it look presentable. We don't want the first impression of our subdivision to be that it's unkept. Dennis will contact his

landscaper to come out and give us a quote and will report back. He believes that the company may also be available to do the cleaning out of the retention ponds.

## **NEW BUSINESS-**

**Tree Work-** Joe was contacted about a tree that is posing a risk to the homeowner and needs to come down. Dennis reminded Joe of two others that should be looked at. He will text the addresses to Joe so that they are all inspected on the same day.

**Annual Meeting-** Because of the pandemic we are still not able to meet in person for the annual meeting which is typically held in April . We will put something in the next newsletter to alert the residents that we are hopeful we can hold it in August instead. All of the information typically available to the homeowners will be provided at the revised meeting date. We would rather not incur the expense of printing that information to give to each homeowner this spring.

**Blacktop concerns-** Dennis has seen a few places where the aggregate is breaking up . It would be advantageous for us to have those areas repaired. Our roads are a huge investment and must be maintained. Joe said he didn't believe the company that seals our roads opened for the season until May 1, but he will try to contact them.

## **Pear Tree Fertilization-**

Joe has received an invoice from Mountain Top to prepay for the season. For a total of \$305, we will receive two regular and one deep root fertilization. These would be very expensive trees to replace so the Board agreed to authorize them to schedule for 2021.

## **Treasurer's Report-**

There has been some confusion regarding the infrastructure and regular dues. Paying both at this time was simply an option, not a requirement. Some homeowners had requested just paying both at one time. George has fielded a few phone calls regarding this. Overall, we are doing a good job of collecting the dues and only have a few people that are in arrears. George will continue to try and work payment arrangements out with the ones who haven't paid but the collection attorney is always an option.

The meeting was adjourned at 7:52 pm