

Meeting

Summary of the Special Meeting of Sept.17, 2019

Thirty five homeowners and/or their spouses attended the Special Meeting which was called to order at 6 p.m. by President Donna Paolini. Board members were introduced along with Ms. Kelly Jason, attorney of the Ardito Law Group, and Mr Douglas Crabtree of Crabtree CPA and Associates. A PowerPoint presentation was also available as talking points.

In 2012, Hunter Hill III was involuntarily dissolved by the Secretary of State primarily for lack of filing of annual reports and accompanying forms. Although this was acknowledged at the June 2018 annual meeting, no documentation was filed to reinstate the corporation. After reviewing this information, the newly elected Board, which had taken office in June 2019, retained attorney Jason to file the appropriate documentation to reinstate the corporation and on August 28,2019 the corporation was officially reinstated by the Secretary of State.

CPA Crabtree informed the audience that no Federal or State taxes had been filed since 2012 and furthermore, the Mass taxes had been filed incorrectly. He also stated that prior to 2012, the filing of taxes had been "at best, spotty." He stated that the cost for filing Mass taxes is \$456 each year and we would need to pay for the past 7 years along with penalties and interest charges. He is attempting to appeal the penalties and interest charges and will notify the Board when he is informed of a decision from the State.

Dues have increased for the first time since at least 2006 and will not cover the existing expenses this year. One problem is the fact that many homeowners are not paying dues by the due date and many do not pay until the following year.

The special assessment of \$125 is necessary to help with the shortfall in the budget; specifically, for the accountant, attorney and pending tax penalties. The cost of legal and accounting fees including filing fees is approximately \$9000. This is approximate until we are notified if we will be paying any penalties or interest.

A motion was made to hold a meeting in January to update homeowners on the status of the filings. Once a date and location has been confirmed, all homeowners will be notified.

VOTING RESULTS: 35 homeowners with 4 proxy votes

37 votes in favor of \$125 assessment 2 against VOTE PASSED

35 votes in favor of ratifying Boards work 4 against VOTE PASSED



Please send us your email address so that we may communicate with you in a cost savings manner. Please send to either Donna Paolini or Rich Falzone.

Meeting Notice

Beginning in November the Board will be publishing its meeting dates on the website.

Homeowners are welcome to attend.

Please clean up after your dog and do not throw its refuse into the Common Area woods. This will lead to a health hazard for all of the community members.



HUNTER HILL III NEWS

September 2019



Message from the Board

First and foremost, the Board would like to apologize for the message that was received by homeowners in the mail changing the time of the Special Meeting. **THIS MESSAGE WAS NOT FROM THE BOARD** and we were unaware of it until a concerned homeowner alerted us to it.

We were very disheartened to know that a homeowner in our community would go through such measures to disrupt a meeting that was of importance to all.

As we move forward, please note that any correspondence from the Board will be on letterhead and now will be signed by one or more of the Board members.

We would like to thank all of the homeowners who took time out of their busy evenings to attend the Special Meeting on the 17th. We hope that the information provided gave everyone a glimpse of what the new Board has been working on.



Committee Members Needed

The Board is seeking homeowners to serve on the Capitol Reserve Project Committee. The charge of the committee will be to identify capitol projects and their costs to the association. Anyone interested should email Rich Falzone at richfalz@gmail.com.

Our website is currently under reconstruction so as to provide as much information as possible to keep everyone informed. The website will include minutes of all meetings, documents, and neighborhood news. While under reconstruction, it is still available for view.

A brief summary of the Special Meeting may be found on the reverse side of this newsletter while a complete copy of the minutes and PowerPoint presentation will be available on the website.

Board Members

President/Treasurer: Donna Paolini

Donnapaolini76@gmail.com

Vice-President: Rich Falzone
richfalz@gmail.com

Secretary: Barbara DeBiase

Board Member: Mike Clark

Board Member: Jodi Conway



Dues Reminder

Dues for 2019 (Jan-Dec.31) in the amount of \$300 were due on September 21 or a partial payment of \$150. All payments are due by October 21.

The Special Assessment of \$125 is due by December 15, 2019.

A reminder of the Special Assessment will be mailed in November.

Cost Saving Measures Under Review

- Review landscape contracts for competitive bids
- Utilization of email for communication when possible
- Because Hunter Hill III is designated a non profit corporation we can use the Community Building for future meetings at no cost