Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES PAC 7:00 PM
JULY 13, 2022

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 7:07 PM.

II. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Pete Marottoli.

III. ROLL CALL - In attendance were President: Karen Ferone, Vice-President: Vladimir Kowaliwskyj, Secretary: Lynn Miller, Treasurer: Pat Shinners, Trustees: Pete Marottoli, Linda Murray and Andy Passman; Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg.

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES
1. June 8, 2022 - Motion to accept the June 8, 2022 Open minutes was made by Pete Marottoli and seconded by Pat Shinners. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 7/13/22 - Motion to accept the 7/13/ 2022 Statement of Cash Flow was made by Andy Passman and seconded by Linda Murray. All in favor 7-0. Motion passed.

STATEMENT OF CASH FLOW

JULY 13, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 313,802.23

* Included in Total
Jul WM Add'l Incl Fuel $ 14,057.75

	Jun-Jul Cable	$ 61,821.83
	Jun New Member	$ 12,000.00
	Jun Rsve Contrib	$ 68,292.00
Reserves $ - 0 -	* Included in Total	$ - 0 -
Lawn & Snow $ 59,555.00	* Included in Total Jun Svce	$ 59,555.00

BALANCES AS OF July 12, 2022

Operating	$	907,697.00
Reserves	$	2,483,301.58
Lawn & Snow	$	308,530.19

CD's - RESERVES

$ 240,000.00	0.450 %	9/22
$ 200,000.00	0.250 %	10/22
$ 245,000.00	0.850 %	10/22
$ 75,000.00	0.400 %	11/22
$ 245,000.00	0.350 %	1/23

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen spoke about our newer LK News. More coming in the month of August. Karen spoke about our bus schedule located in the docu-tree and leisureknoll.net.

VIII. MANAGERS' REPORT – Mary reminded everyone that our office has extended hours this summer the second and fourth Wednesday June, July and August until 7 pm. Call for candidates was in the last LK News issue. Two seats are open for the Board of Trustees for a 3 year term with only 2 candidates running. Karen Ferone and Phyllis Hanna are running. There will be paper ballot if you want to mail it in available in the office and the LK News. There will also be an opportunity for two write-ins. Voting machines will be here again in LL on Tuesday September 13th.

IX. MOTIONS – N/A

X. COMMITTEE REPORTS – N/A

XI. OLD BUSINESS – Pat Shinners reminded everyone of our 50th anniversary coming up in September 2023. There is an ad-hoc committee that is working on suggestions. Suggestions will be given to the Board in August for consideration. Budget committee is working on the budget and the budget meeting will be held on August 4th. Pat encouraged as many people as possible to come to the meeting.

XII. NEW BUSINESS – N/A

XIII. UPDATES

1. Pete reminded residents to turn on their sprinkler systems. Pete ran a survey about Mr. Softee truck. He is waiting to hear back from him. May also consider an Italian ice truck. Mary, Karen and Pete have been working trying to return Bingo to the community. Shooting in September for once a month.
2. Andy referenced the various ways for residents to communicate with the Association. The unofficial is not the official word for various reasons. The meeting dates are located in the LK News. Ways to communicate also include an email address (in the LK News) for residents to send them in, website at leisureknoll.net and can ask the question in the balloon, also our yellow mail box to accept letters and channels 1970 and 1971.
3. Lynn stated that someone from the Fire Dept. will be speaking at our August morning open meeting. Lynn also spoke about our traffic devices and looking at speed humps as we repave the roads in the future basis.
4. Karen spoke about Phase 2- paving for Twyford, Turnbridge and Appleby should be in the end of August, Phase 2 for Buckingham will include removing the trees in September.
5. Vlad referenced that we found a storm pipe on Turnbridge that needs to be replaced and will be fixed prior to paving.
6. More to come about Plan B about having an architect to look at our maintenance building and a large plan to move forward.

XIV. ADJOURNMENT - A motion to adjourn the open meeting was made by Andy Passman and seconded by Pat Shinners. Meeting adjourned at 7:26 PM.

XV. OPEN FORUM

1. Neil Wagner, 31 Greenwich – questioned what was the basis for speed bumps. Andy replied it was based on accidents particularly around the circle, Red Hill and another street. Also questioned why it's necessary to obtain a permit at the gatehouse and not register over the phone? It hasn't been our policy but will talk about it in a workshop. Also questioned why grandchildren aren't allowed in the pool. Mary replied why new stickers are changed every year- in order to confirm residents are in good standing. Also, without lifeguards, we have decided not to increase the risk to allow grandchildren.
2. Carolyn Lysz, 11 Turnbridge- how will parking be handled when streets are paved. Residents will receive a notice and park the car on another street for a couple of days. Also on Turnbridge when grass seeds were put down, we are going to take it out and sod it in the fall. Also looking to see about doing some spot or street wide treatment about nutsedge. Mary will speak to DTE and come up with a plan.
3. Patty Hettesheimer, 26 Red Hill – is upset that the speed bump on Red Hill is in front of her house. Apparently every time a car goes by, the neighbor behind her can hear the bump on the road and is upset. They also slide by the speed bump and go around it and the poles. It does not stop them from speeding. She also felt the speed bumps and poles are a deterrent to the property values.

4. Debra Wilbert, 23 Woodstock- started looking at homes 2 years ago and was concerned about renters. Asked the office what the rules are about renters. Was told by the office at that time, it was a 2 year requirement before you could rent. There is no current requirement but will be changed with the rollout of the declarations. At the last Board meeting, it was discussed that the revised declarations will have a change such that you must live in your house for 2 years before you can rent it. This will require a 2/3 vote in each section of this community and there are 3 sections. There will be informational sessions to discuss the changes.
5. Craig DiBella, 51 Leighton- very upset about an issue that occurred on June 5th. Saw a fire behind the auxiliary parking. Called the gatehouse without any assistance, so called 911 and tried to get the fire under control. Grabbed two cookie jar buckets and jumped the fence, hurt his arm and got fire under control. Didn't think we wanted broken buckets back and is very upset we sent a letter calling him a thief requesting reimbursement. Then received a second letter stating the incident was a non-intentional theft. Feels an apology is expected.
6. Charlene Hurley, 50 Banbury- requested if we would allow music at the pool. After the Veterans Barbecue, the music was a big hit so the Board will consider this initially on weekends.
7. Kathy Fingerlin, 19 Twyford- spoke about an issue at the pool today. The attendant asked everyone at 2:30 today to leave the pool since she was leaving. Mary instructed the pool main supervisor if that happens, call the office.
8. Bill Dane, 10 Blackthorn- reminded everyone about the Veterans Dance on 8/6.
9. Nancy Volk, 23 Maidstone- concerned about house colors, particularly one on Dorset that is bright blue. How do those colors get approved? Bill S. stated it's being discussed. Nancy also suggested if it would be possible mailing ballots when the vote comes up for approval. This will be a very big project. Karen discussed the process about our documents. We will be advertising for this repeatedly.

Open Forum adjourned 8:05 PM

Respectfully submitted,

Lynn Miller

Lynn Miller, Secretary