

## MHCOA Meeting Minutes: May 8, 2012

**Attendees:** Don Harkins-President, Bob McKinney-Treasurer, Amy Vazifdar-Secretary

### Old Business

- I. **Septic Pump-** The septic system needs to be pumped out, as it has been a year since the last pumping in May of 2011. Bob will contact Allied Septic to schedule a pumping. Don will call and let AAA know we won't be using them for the Septic Pumping.
- II. **Insurance-** We have worker's compensation insurance in case a worker gets hurt. We only have \$5000.00 now if a volunteer gets hurt and for \$300 or so more a year, we can increase that to \$25,000.00.
- III. **Signs-** haven't heard anything about new quotes
- IV. **Rent/Lease Issue-** haven't heard anything new. This needs to be resolved before the annual meeting as it would result in a bylaws change.
- V. **Landscaping Requirements:** Amy will type up handwritten document formally with letterhead on the top of the sheet. One also needs to be done for Snowplowing, and we will type that one up too.

### New Business:

- I. **New road repairs** that still need to be done: Manhole covers, spider-web cracks in road, and crack routing and sealing. Last year we spent \$15,000 on some road repairs, but these additional ones still need to be done. Don can walk around and look at storm-drains and manhole covers that need repair.
- II. **Landscaping-** Trees in the wetlands cannot be cut down due to new environmental regulations unless there is a danger of them falling on homes. Not all units got mulch on the front; so O'Brien's will bring mulch for any units who did not get mulch. Only the front of homes will be mulched. If you add something to the front of the house, you are responsible for it.
- III. **Rules and Regulations-** It has come to light that some rules and regulations are not clearly stated with consequences/fines listed. Things such as speed limits, dog fouling etc.
- IV. **Secretary-** Amy V. will check with Godaddy.com to see if each resident can have their own username and password for the website, and report back to the board and/or residents. Amy will also send out an email to all residents inviting people to come help out on the board.
- V. **Treasurer-**
  - A. **Attorney:** The Association's current attorney, Keriann Roman, who has been working on liens for abandoned property is changing law firm. We either have to decide to change to his new firm with him, stay with the old firm, or pick a new firm altogether. She sent Bob a form to fill out to select which option we wanted. The hourly fee will go up from \$140 to \$150 an hour if we follow him to the new firm. The board agreed to stay with Keriann and pay the increased fee. Bob will fill out the form and submit it indicating this choice.

**B. Electronic Payments:** Requests of having the Association accept electronic payments. It will cost something, but Bob will look into it with the bank. Some suggestions were having people use bill-pay, or setting up a savings account under the association's name and making it so that people could transfer money into that account.

**C. Condo Fees:** All condo fees are up to date

**D. Report-** Bob passed out the treasurer's reports for the last two months

**III. Next Meeting** will be June 12<sup>th</sup> at 7:30 at #31 Old Orchard Way- Karen and Don Harkins

**IV. Meeting Adjourned**

Submitted,

Amy T. Vazifdar

Mammoth Hollow Condo Owners Board Secretary

May 9, 2012