

**DRUMLINS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

September 19, 2022

Present:
Dick Exton
Barb Starr
Frank Auria
Kyle Trenshaw
Patrick McElroy

Management: Rick Thomas

Guest: None

The meeting was called to order at 4:06 PM. This meeting was held remotely with Kyle Trenshaw as our host.

Approval of Minutes of 8/15/22 meeting: Motion to approve by Pat McElroy; second by Kyle Trenshaw; approved by all present.

Variance Requests: 5 variance requests were submitted since the last HOA meeting.

Manager's Report: Rick Thomas reviewed the Financial Report for August, 2022 as follows: The Disbursements' report reflects \$0 deposited to the roof fund and \$0 to the general reserve account plus \$6.57 in interest. This was the second month that payments were not made into the reserve accounts, primarily due to ongoing maintenance identified on the April walkaround. The remaining disbursements were \$81.93 plus \$29 service charge for administration; \$1,460.00 to Crofton Perdue as per management contract; \$6949.88 listed as for mowing and landscape. \$56.00 for electric RG&E; \$3050.00 for insurance (a double payment since no payment was made in July) and \$422.85 Home Depot for supplies. Contracted repairs totaled \$4692.76 with \$1,887.08 for Crofton Perdue repairs; \$95.68 Town & Country Pest Solutions (Bees); \$4,640.00 for handyman Jason Morrow. Taxes \$1,924.00 IRS and \$358.00 NYS Corp Tax. For 3 months, administration, contracted repairs, snow plowing and taxes were unfavorable to budget while electric, insurance, management, supplies, and landscape are favorable to budget.

The General Reserve has \$79,407.79. The Roof Reserve has \$374,195.94

Past due accounts total \$3623.20 at 8/31/22 from 2 homeowners.

One resident remains in arrears and has not yet responded to a registered letter sent 9/12/22. Some discussion among board and property manager about options to pursue when a resident is habitually behind in payments. One resident remains in arrears and has not yet responded to a registered letter sent 9/12/22. Some discussion among board and property manager about options to pursue when a resident is habitually behind in payments. A motion was made by Richard Exton: motion to send a second letter on 9/30/22 indicating that if no payment is received by 10/15/22 the HOA will pursue appropriate actions. Seconded by Barb Starr. Motion carried.

A letter (not registered) will also be sent to a second homeowner who paid in full after a late payment last month, but again is late for this month's payment.

Old Business:

Cement pads AGR is currently replacing mailbox pads

Water in garage 1322 Wellington-repairs to sidewalk, lawn and drains being done so that rain water be directed away from garage

Landscape company: Concern expressed about Property Care (Josh Landscape). When trimming was done on shrubs, an irrigation hose was cut and taped by a worker. The hose was on the ground and visible. Property Care told the resident the hose would be replaced, but it has not yet followed through. A number of the shrubs at that address were left untrimmed once the hose was damaged. (Additional concerns not discussed at this meeting about Property Care were recently addressed in an email sent by Barb Starr to Rick Thomas on August 22,2022).

New Business:

Mowing: Concerns expressed about Matt Bay's mowing company. Drivers are moving very quickly, making quick turns that damage grass. Also, the grass looks more pushed down than cut, as if the blades on mowers have not been sharpened. One neighbor on Wellington has attempted reseeding areas more than twice, but mowers have gone through the newly planted areas even when flags were placed and communication was made to Crofton to please avoid these areas.

Concern for \$29 charge from bank being passed on to HOA Rick Thomas will check on this. He states there has been a \$17 service charge for a number of years. (Barb questioned this but Rick is correct).

Question raised about signing off for financial decisions and getting quotes for work to be done. Currently handled by Crofton.

Concern expressed for a resident rarely seen and possible need for wellness check. However, that resident has been seen outdoors talking to a neighbor earlier this month. Kyle expressed frustration at the **condition of the front garden** at 1258 Wellington. Only care it has received was weed whacking-but perimeter was left standing, and the entire bed is a weedy area. Frank expressed that this area is a responsibility of the HOA board, especially since it is so visible from the road and is one of the first houses on entry to the Drumlins. Frank made a **motion** to have a landscape company fix the one front bed (remove all weeds, plant appropriate shrubs). Seconded by Patrick, motion carried.

Our **policy for outdoor generator installation** according to our HO Guide, determined in July/2005 should be reviewed upon any new request for a **gas generator installation**.

Reminder that no tag sales are allowed and any **estate sale must apply for a variance**.

Water in garage at 1322 Wellington is being addressed with new drainage away from the garage requiring resetting of the sidewalk and repair of damage to the lawn.

Skylights are the responsibility of the homeowner. This is based on precedent that has been the policy for the life of Drumlins. There is a record of at least one owner paying for replacement of glass alone at their expense, as well as the residents who had their roof replaced several years ago, but who were required to pay for their skylights. This policy was also reflected in the motion that was passed in April 2022 that outlined the new roof that was replaced this year at 2 Brookline, with specific language that skylights are the responsibility of the owner. It was not addressed in Homeowners Guide in the past, since it hadn't seemed necessary because of precedent and unwritten policy, but the HOA Board will have this added to the Guide book as soon as possible.

Meeting Adjourned: At 5:33PM Patrick motioned, Frank seconded. Motion carried.

Next meetings:

October 17; November 14; December 12.

Respectfully Submitted: Barbara Starr, Secretary