

## Drumlins HOA Board Meeting

12/18/2017

DRAFT

**Present:** Glenn Cooke, Barb Starr, Rick Thomas, Donna Meier, Ron Uhlig, Mary Walpole

**Guests:** Wayne Klumpp

**Minutes:** The minutes of the previous meeting (November 2017) were approved with the following changes:

- Roads Dedication. Delete “village should not have done it”. But add that “they tend not to allow private drives because of the problems associated with them.”
- Roads Dedication: “...an average \$700 *per household*.”
- Roads Dedication: “...trash collection services, estimated to be \$450 per year per household, based on Ron’s experience with his previous residence.”
- Roads Dedication: “Explain this is about fairness, because we get less in services than other village residents who pay the same taxes.”
- Bank loans: “However, he has now learned that at least M&T and Key Bank do make such loans. It was also noted that we have a line of credit for \$25,000.”
- Pictures of roof: “They are from 1318 Wellington, not 1317.”

Minutes approved unanimously with those changes.

**Road Dedication:** Glenn and Donna met with Gary Hadden. Mayor Hadden still feels it not in the village’s best interest to take the stubs, although they would take the main roads. Following the meeting, Glenn sent a letter to the mayor, which is **attached**. They have another meeting scheduled in January.

**Manager’s report:** Rick reviewed the November financial summary, which is attached. Rick also supplied a list of contracted repairs. See pages 6-11 of his monthly report (**attached**).

**Mike Bell:** Rick says need to wait for a good day to do the previously approved grading project at 1314 Wellington. Work will likely wait until spring.

**Gutter Guards:** Donna said could we consider leaf guards over problem gutters. They have a type that goes in under the shingles and over the edge of the gutter and they seem to be working. Rick will look into it. Donna will report back on the brand name,

**New business:** Rick presented the following items:

- 8 Cambridge side erosion problem: We will revisit in spring.
- 1 Waltham: side erosion problem: We will revisit in spring.
- Paint quote: Board will do another walk around in the spring.
- Cones on Cambridge: Rick will remove the cones that mark the slightly recessed manhole cover. Donna says the manhole just needs a “riser” (perhaps also known as an “adjustment ring”). Rick will check with Pooler Pavers to see if they can fix it.

- 17 Medford: A quote for regrading and adding a set of stairs at 17 Medford has been received from Outward Landscaping. (Attached) No action was taken.

**Mowing:** Barb has a list of things she would like to see in the mowing contract. Rick says these will be addressed. See revised mowing requirements (Attached)

**Cones on Cambridge:** Donna says it just needs a riser. Rick will remove them. Rick will check with Pooler Pavers to see if they can fix it.

**Document sharing:** Donna suggested using a Dropbox for documents sharing on the board. Ron suggested using drumlins website. He will create an example and share it with the board. It might also be a good idea to implement an action items list,

**Decks:** Rick says that he had talked with Wayne about the deck inspections, where Wayne shared his view that the inspections, or at least the reports, were faulty. Rick says he is considering asking for a refund on the inspection from Homeworks East/West Home Inspection Service. He has sent a letter to the inspector. Wayne reviewed his actions. He agrees with Rick's suggestion to ask for a refund. He met with others who were previously on the construction committee. He (or they) have come up with some questionnaires that he suggests could be sent out.

Wayne handed out a package of documents which we could consider before we take any action. (Attached)

Deck replacement options: Ron said that he doesn't think we should send questionnaires out because it's the board's responsibility to make. Donna says homeowners would need more information to make a valid decision. Mary agrees with both Ron and Donna's opinions. Donna says we should have a deck policy.

Possible action plans are:

1. Replace all the decks at 5 per year.
2. Replace all the decks asap.
3. Replace the one worst deck and repair the others.
4. Institute an action plan to monitor deck staining or the lack thereof and, if a deck is not being properly maintained, have the work done and bill the homeowner. This action is authorized in Article 5, Section 2 of the Declarations.

Glenn will call a special executive board meeting to further discuss this. (Subsequently called for Jan 8, 2018, at 4:30 pm.)

**Landscaping proposal.** Barb handed out a flyer from the county of Ontario (attached) where they offered a package of tree and shrub seedlings for a very reasonable price. Barb is proposing planting these in the woods behind 1 and 3 Medford Way. The hope is they will provide some privacy for the residents on the south side of Medford Way from the traffic on Wellington. Motion to approve \$20 for 10 plants in the area near the front entrance was made, seconded and approved.

**Signature card for checking account:** A motion to authorize Donna and Glenn to have signature authority over our checking account was made, seconded and approved.

**Motion to adjourn:** Made, seconded and approved.

**Next meeting** 1/22/2018, 4:00 pm at Glenn's.

**Thanks** to Glenn for providing holiday refreshments following the meeting.