

Drumlins HOA Board Meeting

02/26/2018

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

Approval of Minutes: The minutes of the previous meeting (January 22, 2018) were approved with the following changes:

- Wrong year at the top
- Donna's last name is Maier (not Meier)
- Typos in second paragraph of manager's report.
- Decks: Letter to insurance company was approved **at** Jan meeting. Response came in **between** meetings.
- Old business: on hold for discussion and **approval**.

Approved as amended

Manager's Report: Rick reviewed last month's financials. Income and expenditures were normal.

Options for erosion mitigation at 17 Medford Way - Glenn would like to know what's the minimum that can be done to stem erosion. Rick will contact Ontario Landscaping to break down the total cost of \$7,800 so we can determine the minimum necessary address the erosion issue. The rest would be at Wayne Klumpp's expense. Donna suggested we might put in large rocks like they do in Drumlins II.

Road update: Consideration of the dedication of our roads won't be discussed until March 19 meeting of the Village Board. It is believed that, at the present, they are considering taking dedication of only Wellington and the Cambridge loop, not the stubs and not the lights. As an alternative to dedication of the roads to the village, the board will explore the possibility of succeeding from the Village and annexing the Drumlins to the Town of Victor. Glenn and Donna will talk with Jack Marren, town supervisor.

New business:

Snow Plowing: Rick reported that there was a complaint about snow plowing from the renter of 4 Medford Way. Rick informed her of the policy to not plow when the snow depth was three inches or more.

Street lights: Rick reports that they are a maintenance problem. They are getting more and more expensive to repair and require frequent repairs. Consensus was that, in the long term, we should consider replacing all the lights, which cost about \$700 each. On the other hand, typical repairs cost from \$75 to \$100. To address the immediate need, a motion to repair three lights was made. Passed unanimously.

Landscaping: Barb talked to Steve Lukans at One Step. She's more comfortable now with the chemicals they are planning to use and agrees to continue with them. Motion to approve One Step for fertilization and weed and grub control was made. Passed unanimously.

Mowing: Quotes for mowing were received 2018 mowing from Bay Landscaping as well Turf Master. The cost between them were not significantly different and it was decided it would be smart to continue with the vendor that has served us well for a number of years. There was discussion of methods to provide the mowers with instructions on what areas should be mowed with a walk behind mower to prevent damage. One possibility is to physically mark the areas that we want to be hand mowed. Rick suggested to Barb that she revise the specs for mowing. In the meantime, it was proposed we go ahead and approve a mower for this year. Thus, a motion to approve Bay Landscape for 2018 was made. Passed unanimously.

Landscaping: Bids have been received from Turf Master and Outward Landscaping. Trimline Landscaping declined to bid. Turf Master was much less but Rick is concerned they are underbidding to the extent that he doesn't have confidence in the quality of their work. Ron suggested we ask for references which Rick will do.

Subsequent to the meeting, Rick reported by email that he had requested references from Turf Master two times. He received no reply. Based on this, Glenn made an email motion that we approve the contract with Outward Landscaping \$30,402. Passed unanimously.

Other: Donna asks why the work order sheet shows stuff that was done months ago. Rick will try to get it more current.

Decks: Deck discussion continued from the previous meetings. Glenn feels that responsibility for deck maintenance and repairs should be turned over the homeowner by amending the Declaration document. Donna expressed concern that it would be unfair to turn over decks to homeowners given that many decks lack flashing and thus there may be damage to the main structure.

Ron stated that he agrees with modification of the Declaration to clarify responsibility for the In an effort to move things forward, made the following motion:

- That the board adopt the deck policy as attached. (Attachment A)
- That the board send a letter to each resident with their deck inspection report. That letter will include the following:
 - The board has discussed the issue of deck maintenance extensively.
 - The deck policy as specified in the Declarations lacks clarity, but the board has decided by majority vote that it believes the responsibility for deck maintenance lies with the homeowner, including both normal maintenance (cleaning and staining) and repairs.
 - The board's interpretation of that deck policy is attached.
 - The board does, however, have the responsibility to monitor deck maintenance and to notify homeowners if they fail to maintain and clean satisfactorily. In such a case, the board is required to perform such maintenance and cleaning and charge the homeowner.
 - It is the board's interpretation of the A rating in the inspection report that it doesn't necessarily require complete replacement, but that action is required to maintain it in a safe and useful condition.

The motion was seconded by Barb. After some discussion, the motion was approved with three in favor and two opposed.

When a letter is sent to the homeowners, each letter would include both the recent, 2017, inspection report but also the 2012 inspection report for their deck.

Donna moved that we have a motion to have an explanatory meeting for the homeowners to discuss the deck issues related to the new deck policy. Inform them of the deck policy. There was no second so no vote was taken.

There was some discussion of deck color. No official action was taken, but consensus was that a gray like Jim Budd's deck was the most attractive.

Glenn said that he would draft the letter to the homeowners about the deck policy. We won't plan on a meeting at this time. We'll see what the reaction to a letter is.

Donna requests that the Homeowners Guide be removed from both Crofton's website and the drumlinshoa.org website pending updating.

Also, Glenn will contact Paula Lapin about amending the Declarations, to be voted on at the June annual meeting.

Adjournment: Meeting adjourned. Next meeting March 19, 2018, 4:00pm at Glenn's