

**DRUMLINS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

March 21, 2022 Present:

**Ron Uhlig
Barb Starr
Frank Auria
Jim Myers
Dick Exton**

**Management: absent
Guest: None**

The meeting was called to order at 4:05 PM.

Approval of Minutes of past meeting: Motion to approve minutes from 2/21/2022 made by Jim Myers, seconded by Dick Exton. Approved by all.

Variance Requests: Deck for Brookline 7

Variance request submitted for replacement of old deck with Trex deck to have same footprint, color gray with white railings, approved by Board of Drumlins.

Manager's Report: HOA board reviewed the February 2022 operating funds from report sent by Rick Thomas. Rick was absent with cold symptoms. The Disbursements' report reflects \$5,000 deposited to the roof fund and \$4,300 to the general reserve account. The remaining disbursements were \$130.02 (service chg \$47 plus 83.02 copies, postage, storage) for administration, \$1,399.26 to Crofton Perdue as per management contract, \$2,485.94 for Josh Landscaping snow plowing, \$55.50 for electric, \$1,525.00 for insurance and \$5.89 plus \$110.26 (gift card for departing board member) for supplies. Contracted repairs totaled \$736.66 for Crofton Perdue repairs; For 8 months, landscaping and taxes were unfavorable to the budget while contracted repairs, electric, management, professional fees, and insurance were favorable to the budget.

Jim Myers provided the February 2022 reserve analysis. The General Reserve has \$85,951.17 with \$10,691.68 of encumbrances. Sufficient funds were transferred to the GR to replenish its budget.

The Roof Reserve has \$354,195.94

Past due accounts total in February 2022 from 1 homeowner.

Management reported that one homeowner owes \$1330.00.

All other accounts are up to date.

Old Business:

1. AGR has not repaired the mailbox pads. It appears the repairs will be done in the spring.

New Business:

1. Roof Leaks

With snow and ice build up on some roofs, a few units had some problems with leaks in their units. Roofs are nearing the end of their functioning life. Ron Uhlig, HOA President, will work on a newsletter to increase communications with all residents about such topics as our roofs. This will be sent via email. Also, a roofing committee will be established begin the job of determining what steps are necessary now to start the process of roof replacement.

2. Gypsy (Spongy Moth) Treatments

Ron Uhlig and Barb Starr plan to treat accessible Spongy Moth (previously known as by the common name Gypsy Moth) masses in common areas with a simple dormant oil spray early in April.

3. Walk Around

On April 6 and April 13 beginning at 1 pm , weather permitting, board members will “walk around” the Drumlins neighborhood to inspect exteriors of units.

4. Annual Meeting

The Annual Meeting of the HOA will take place on Wednesday, June 8, 2022 6:30 PM at the Victor Farmington Library. This meeting is for all residents of the Drumlins in person.

5. Budget

The Budget for the coming year that begins June 1, 2022 is being calculated and reviewed by Treasurer Jim Myers along with Property Manager Rick Thomas.

Meeting Adjourned: At 5:20 PM the meeting was informally adjourned. Our next meeting is set for April 18, 2022

Respectfully Submitted: Barbara Starr, Secretary