

Posted via Facebook 11/14/2014 5:45am by Joanne Fairbanks ...

Good morning all...This is a rather lengthy post, but please find attached the minutes of the last meeting of our neighborhood:

Minutes

Meadowland POA Meeting

Sunday October 19, 2014

6:00 – 8:00 PM

Brookhaven VFD

1. Introductions:

Joanne Fairbanks (president) introduced the members of the board and officers, and provided a brief overview of items accomplished since election.

Street lights repaired

Burn pile cleared

Snow removal contracted with Flawless Landscaping

Catch basin repair contracted at cost of materials with Unique Homes – planned before snow removal required, when they bring in concrete to pour footings for porch on house under construction.

Bank account and PO Box for official POA mail opened

Liability insurance purchased – this is required for the POA

Steven Prunty hired as our lawyer

Arrangements made with Shuman for roads to be deeded to POA by 1st of January. Shuman has generously agreed to help with cost of plowing until Dec. 31.

2 lots on Sylvan may be given to the POA, but this is not finalized or guaranteed yet.

The lot on the right side of the entrance of the POA (the “meadow”) is not part of the POA yet, and up to Shuman what will happen with that land.

Joanne noted that the board is not here to change anything from the way the neighborhood has done things before; the primary functions of the board are to plow the snow, fix the roads, and keep the street lights on. Common courtesy and neighborliness are still up to neighbors to apply.

2. Adam Heller (treasurer) presented the 6 month budget for ratification

Comments and discussion on the budget:

John Quaranta and Andrew Morgan put out a formal RFP to about a half dozen companies for snow plowing, and received 3 quotes back. The one chosen offered the best service options and was willing to work with us on salting roads in areas where needed and save cost in areas where it would be ineffective. Plowing will begin when 1-1/2 to 2” are on the ground with roads pre-treated with salt when significant snowfall is forecast. No cinders will be used.

Legal fees include:

Determination of how many assessable lots are legally in the POA.

Defining common elements in the POA

In the next 6 months, updating covenants and articles of incorporation.

Current budget proposed is a balanced budget. There is no surplus budgeted to keep it affordable. It will function as the operating budget.

Questions /discussion points raised by membership:

Is the cost of street lights budgeted for 6 months rather than a full year? Yes.

Has the board thought about a plan to borrow money if we have a bad winter? We are trying to avoid this, and have budgeted for more snow plowing than last year to err on the side of caution.

How many lots does Shuman have? 2 that are officially part of the POA and assessable; the remainder of the lots he owns have not been conveyed to the POA and are not assessable. Unique Homes' lot B-11 is an assessable unit.

Other developments have had an issue with non-payments of dues and not having interest charges in the covenants – recommended we include interest charges. This is part of the plan.

Recommendation made to change name on paperwork to be Meadowland as one word rather than two words to be consistent with signage in development.

Motion to ratify and seconded:

Vote results:

Yes – 49

No – 6

Units not voting – 65

Budget was ratified (the budget is ratified as long as not more than 50% of the units vote no; non-votes count in favor of the budget according to state code).

3. Andrew Morgan - Discussion of road repair issues.

Evaluation done of where our roads are now, where they are going the next few years, and what to do to get them to where we want?

This included measurements, photos, and surface level evaluations of the roads.

Currently, Maple Ct. is the worst of the roads; water is getting under the road.

Road repair costs are estimated to be in the \$150K - \$175 K range currently, but the cost of asphalt is dependent on oil costs, so can change up or down as we wait.

How aggressive do we want to be to get the repairs done?

Noted, asphalt plants are typically open mid-late April through October (weather dependent), so getting a firm estimate will not be possible until spring when contractors know what the asphalt plants will charge for the year.

Questions and discussion points addressed:

Can we prioritize roads – worst roads have least traffic. Do we want to do those first, or the most traveled first?

Can we do it all at once, or in parts? If we do it in parts, it adds cost for set-up of equipment on site.

How long would it take if we did it all at once?

Depends somewhat. Location specific patches need a few months to sit before doing mill and overlay. It is possible to hire a contractor for patches in the fall and do overlay in spring, or vice versa. Overlay process itself will take about 1 ½ to 2 weeks.

How have other POAs done that? Some have done a special assessment of about \$2500.

How long can we wait on road repairs? When does it become critical?

Depends on the severity of winters. If we have 2-3 bad winters in a row, it could be critical by then. If we have mild winters, it might be able to wait 5-7 years.

Membership suggested two budgets proposed for April – the operating budget of regular expenses and a capital budget for road repairs. Provide some options for payment of the capital budget costs to get the work done in the next year, but flexible for those who have different budgetary constraints. Option to pay up front as a one time fee and not worry about it after that, or as monthly payments over the year.

Require real numbers to put together a capital budget. Andrew noted that nobody will treat the request seriously this time of year because asphalt plants are about to close for winter. Best time to get quotes is in spring.

4. For information – plans to update by-laws for future vote

a. Allow electronic voting – Paul K. noted that electronic voting software is expensive; whether this makes sense will depend on comfort level of association members with less secure voting (i.e., email) vs wanting a secure electronic ballot.

b. Allow electronic participation in meetings

c. Allow meeting and budget notices to be sent by email

d. Adjust board term-limits for overlapping terms (3 members of initial board end terms in April 2015; 3 members serve 18 months with terms ending April 2016; all board members thereafter serve 1-year term ending April)

e. Setting date for annual meeting in April each year

5. Request for volunteers for committees (more volunteers welcome; contact POA board if you are interested)

a. Road repair spotting (i.e., help report potholes) – no volunteers

b. Brush/burn pile – no volunteers (though Paul K. organized the most recent burns)

c. Building committee (this committee is required by the covenants to approve all new construction in the neighborhood) – Scott Rakowitz

d. Neighborhood needs (i.e., cleaning up entrance, making things pretty) – Martha Zeh, Carrie Kelly

e. Software committee to set up electronic voting – Scott Rakowitz

6. Other business – the resident living just above the burn pile area noted that it is an eyesore from his property and appears to be turning into a landfill. Made a neighborly request that people not put any trash bags there, and any non-burnable, compostable trash be tossed over the hill where it is out of sight.

Residents decided to keep trick-or-treat on Thursday, consistent with the rest of Morgantown to avoid confusion, but decided outside cars driving around posed a risk to the safety of children.

Consensus was reached that no cars other than local residents should be allowed on neighborhood roads during trick-or-treating, and nobody should be driving kids door-to-door. Resident volunteers offered to help direct traffic.

There was also a request to limit solicitors from outside the neighborhood, and a request to post a sign indicating only local soliciting is permitted (i.e., kids doing fund raisers).

7. Meeting was adjourned.