



**Date of Meeting:** 11/15/07      Time: 6:00-7:00 P.M.      Location: Oxford Public Library

**Minutes Prepared By:** Dave MacQuaid - (Help from Peny Ward w/ recorded audio)

## 1. Purpose of Meeting

- General Meeting
- Old/New Business

## 2. Attendance at Meeting

Name		Title
Paul Galdes	(PG)	President
Dominic Pirocchi	(DP)	Treasurer
David MacQuaid	(DMAC)	Secretary
Peny Ward	(PW)	Member
Doris Trader-Moulden	(DTM)	Member
Brian Carter and Mark Hudson		Guests

## 3. Meeting Schedule

- Call to Order
- Roll Call
- Treasurer's Report

Financials from 10/07 not ready by MAMC:

1. MAMC said delinquency report was mailed to attorney.

- Secretaries Report:

- Sent out Oct 07 meeting minutes for review. Some corrections needed.  
Corrections will be made and posted on the web site.

PW –motions to approve minutes based on corrections

DP - 2nds motion

All in favor- all yeas

- A/L guide with material list sheet.

DP –motions to approve A/L guide and material list.

PW - 2nds motion

All in favor- all yeas



### 3. Meeting Schedule

- President's Report:

Complaints: No complaints for this past month.

Violations: No violations reported. Outstanding issues have been resolved.

Request: All requests this past month have been approved through e-mail.

- Committee Report

Tabled

- Guests –Landscaping contracts

1. Mark Hudson Landscaping

Question: Mark had an issue with wording in the contract about clean-up 20 feet from the curb. He wanted to clarify what the wording meant and what he was contracted to perform. Answer: general cleanup of side walks after mowing and making sure bushes did not grow and block paths.

Wet conditions in the contract: We didn't want the machinery sinking in the soft areas.

Snow removal: Does he need to plow the pump station driveway. Answer no.

We will contact the contractor when we have an ice storm and need the areas treated.

Liability question: the contract states he is personally responsible for accidents/damage even with insurance.

Answer: He received a MAMC contract that had that clause in it. We gave Mark a BEHOA original contract that did not have the clause, which he was comfortable with.

2. Brian Carter Landscaping: Had no questions

- Web Updates

None at this time

- Architectural Committee

None at this time

- Attorney

PG: Are we continuing with Jamie? Yes, due to him knowing BEHOA and not having the time to review other attorneys. We need to turn over the delinquent accounts ASAP.

- A/L Requests:

Member 124592 requests an in-ground pool w/ fence

It was not known what type of material the fence would be.

The board needs additional information before approving.



### 3. Meeting Schedule

PG- When the landscape bids are reviewed, we can approve a contractor via e-mail.

- New Business
  - MAMC transition back to BEHOA  
MAMC sent a transition schedule to the BEHOA for review of dates that are critical for a smooth transition.
  - 2006 Audit, we need to release it for the accountant to receive final payment.

DP –motions to approve the 2006 audit 2<sup>nd</sup> and final installment for services rendered.

PW - 2nds motion

All in favor- all yeas

- Reserve advisors: PW- Contact Chester County Conservation to advise us on the engineering report.
- Next meeting date: 12/20/07 PG will make an agenda

PW –motions to adjourn meeting

DP - 2nds motion

All in favor- all yeas

Meeting adjourned

### 4. Action Items

<i>Action</i>	<i>Assigned to</i>	<i>Due Date</i>	<i>Status</i>
Meeting minutes	DMAC	<b>asap</b>	In process
Delinquency/violations	DP	<b>TBD</b>	
Reserve Advisors	DMAC/PG/PW	<b>TBD</b>	
Newsletter/Member directory	PW/DTM	<b>asap</b>	



## 5. Next Meeting

Target Date:	12/20/07	Time:	6:00-8:00 P.M. EST	Location:	Oxford Public Library
Objectives:	General monthly meeting				