



Date of Meeting: 05/17/07 Time: 6:00-8:00 P.M. Location: Oxford Public Library

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

1. Purpose of Meeting

- General Monthly Meeting
- Old Business/New Business
- Action Items

2. Attendance at Meeting

<i>Name</i>		<i>Title</i>
Paul Galdes	(PG)	President (running late)
Doris Trader-Moulden	(DTM)	Treasurer
David MacQuaid	(DMAC)	Secretary
Kathy Curry	(KC)	Member
Peny Ward	(PW)	member
Greg Jadlocki	(GJ)	MAMC

3. Meeting Schedule

- Call to Order
- Roll Call (PG late arrival)
- Treasurer's Report

Bills that were paid 4/15/07 to 5/15/07:

1. \$1,000 second half (final) for Reserve Advisors Engineer study.
2. \$675.00 For snow/ice removal on 3/7/07.
3. Petty cash is still \$178.61

June 1st is the due date for the remainder of annual dues

GJ- 1 member still has not paid the \$62.50 (special assessment)

3 members owe \$62.50 plus the \$300.00 annual dues

GJ has copies of the latest delinquency report for board members.

Any Questions for treasurer?

KC- motions to approve treasurers report

PW-seconds the motion

All in favor- all yeas



3. Meeting Schedule

- Secretary's Report:

DMAC- Sent out April's minutes.

- member list is ongoing work in progress.
- Created materials list for the A/L request form.
- Updated A/L request guide. It was noted to modify property line dimensions.

(will correct for review)

KC- motions to approve secretaries report and April's minutes

PW- seconds the motion

All in favor-all yeas

- President's Report

PG- Landscaping issue- the Brookside sign is in need of maintenance.

PW- offered to weed and mulch the sign area.

PG- Review complaints and outstanding issues

PG- Asked Greg if we received any quotes to treat the open space areas for beetles. It would be \$500- \$700 per/acre for one treatment approx \$3,500- \$4,500 for all of the open space.

The only way to be fully effective is for all homes to treat their properties at the same time the open space is treated. The board decided not to go forward at this time, but a member present suggested a product you can purchase to put around all your trees to protect them. The board will notify all home owners (newsletter) about this product.

PG- Announced the candidates for board nomination

A member present was concerned about the way the board conducted and announced the nominated members.

PG – Answered that all members were given notice by a newsletter, most were hand delivered and others were mailed to the members address. The members were to send back a form with a nomination name. There was a minimal return of forms.

PG- Committees

We need to get more people involved and get them up and running.

PG- Community events- DTM did a great job with other committee members on the community yard sale set up.

PG- E-mail/WEB update

DTM- Made some changes to the web site, added the yard sale info on the bulletin board and other misc. changes



3. Meeting Schedule

PG- Old business Skipped for now to accommodate A/L requests.

A/L requests:

1. Member 124519 is requesting a shed installed on their property.
The board requested the homeowners resubmit the request on the official A/L request form and we will approve it.
KC – Motions to approve the shed request on condition of receiving the official paper work.
PW- Seconds the motion
All in favor- all yeas
2. Member 124504 Is requesting a deck to be built on the rear of the property.
PG- Everything looks to be in order.
KC- Motions to approve request
DTM- Seconds the motion
All in favor- all yeas
3. Member 124526 is requesting a shed installed on their property.
PG- Some paper work is missing (drawing, materials list, insurance copy)
KC – Motions not to approve such request until all proper documents are supplied.
PW- Seconds the motion
All in favor- all yeas
4. Member 124508 is requesting an in-ground pool.
PG- The fencing cannot be a stockade fence. We need to have clarification on fence type to meet requirements.
KC- Motions not to approve request at this time pending clarification on fence type.
PW- Seconds the motion
All in favor- all yeas
5. Member 124542 is requesting an enclosed screen porch and deck.
PG- We need a materials list showing matching siding and roofing.
PW- Motions not to approve request pending materials list.
KC- Seconds the motion
All in favor- all yeas



3. Meeting Schedule

6. Member 124603 is requesting a shed.

PG- Wants to table the approval until a materials list is provided

PG- motions not to approve request until documentation is received.

KC- Seconds the motion

All in favor- all yeas

- New business

PW- Rules and Regulations need to be updated by MAMC and sent back to the board for review/approval.

GJ- Will get this typed up and e-mailed back to the board.

- Violations/Inspection Report

PG- A member complained a new shed did not match the house.

GJ- Drove by and noticed the shed was slightly off color but acceptable.

Board- No action needs to be taken.

GJ- Upon his 5/07/07 inspections several lawns were in need of mowing.

PG- We should send out letters to those homes that had above 6 inches of grass as of 5/07/07 stating the rules about grass height.

KC- Motions to send out letters to the noted members.

DTM- seconds the motion

All in favor- all yeas

Member 124566 still in violation with tree removal.

Member 124557 looks like their horseshoe pits are encroaching the open space.

PG- need to have another look and see if a previous approval was issued for the pits.

GJ- noticed a big trampoline on the open space. Not a problem if the area is maintained. If the landscaper needed to cut around it, then it would be a problem.

PW- Will send out proxy forms for the Annual meeting to vote to change the 90% of the majority of members to 60% which is a standard amount according to MAMC, and to allow vinyl fencing.

Reserve Advisors report

GJ- reviewed the report with the board. The areas that need attention first (by 2008) are concrete blocks that need replacing. Other areas through out the common areas are mainly erosion where storm water is washing away soil. Dredging is required when sediment is too deep. The board will review all



3. Meeting Schedule

areas and determine when /how to repair to stop the erosion. The report shows how to plan financially over a certain amount of years.

The board would like to put the report on the Web site for all the members to see what we are all dealing with.

PG- motions to adjourn
PW- Seconds the motion
All in favor- all yeas

Meeting adjourned

4. Action Items

Action	Assigned to	Due Date	Status
Meeting minutes	DMAC	asap	complete

5. Next Meeting

Target Date:	06/14/07	Time:	6:00-8:00 P.M. EST	Location:	Oxford Seior Center
Objectives:	Annual meeting/Address tabled items				