



Date of Meeting: 09/20/07 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 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

3. Meeting Schedule

- Call to Order
- Roll Call (DP running late)
- Treasurer's Report

Bills that were paid 7/15/07 to 8/15/07:

1. Received petty cash from MAMC (\$200.00)
2. MAMC sent June statements to the treasurer today.
3. DP- wants to review the latest reports before reporting on them.
4. Reports will be tabled until the next meeting.

- Secretaries Report:

- Sent out July & Aug 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

PG - 2nds motion

All in favor- all yeas

- A/L guide still to be reworked with material list sheet.

PW –motions to approve secretaries report

PG - 2nds motion

All in favor- all yeas



3. Meeting Schedule

- President's Report:

PG- We received the updated (amendment sheet) contract from MAMC, which changes the end date of the contract between BEHOA & MAMC to 12/31/07.

PG & DMAC signed the amendment sheet for MAMC files.

PG will send a letter to MAMC (registered mail) stating we are not renewing our contract with them.

We now have to meet with MAMC to start the transition of all the duties they are performing so the BOD can organize and be ready for the new year.

PW- Created a members handbook that needs to be reviewed by the BOD, and also has a new web page layout showing what it could look like.

PW- Would like to get the members handbook approved before the Fall newsletter goes out so they can go together.

Complaints:

There was a complaint/general comment about speeding through the streets of Brookside.

PG- Replied to the member stating the HOA has no authority over the streets.

We can mention in the newsletter about slowing down with all of the children playing around in driveways and streets. Members have put orange cones out in the street to warn drivers. We all agreed this was a good idea. A stop sign at W. Hillside and Sebastian was also an option of slowing traffic down in this area. There are meetings at Public Works that could address some of these issues.

A complaint about a shed not being the same color as the house was also brought up.

The member (124498) has to repaint the shed to match.

A complaint about high weeds and a deck in need of repairs.

The member (124600) has replied and is allowing board members to view the deck.

PG- We will try to get over to the property and inspect the area in question.

A complaint/general comment about muskrats around the stream area that could lead to erosion of the banks.(124568)

PG- We will look into the erosion when we start the Reserve Advisors report.

PW –motions to approve the President's report

DMAC - 2nds motion

All in favor- all yeas



3. Meeting Schedule

- Committee Report
Tabled
- Web Updates
None at this time
- Architectural Committee
None at this time

DP –motions to approve committee report

PW - 2nds motion

All in favor- all yeas

- A/L Requests:

PG- A member (124584) is requesting a Flag Stone patio at the rear of the house.

DMAC- motions to approve request

DP- 2nds motion

PW- abstaining

All in favor- all yeas

PG-Member (124619) is requesting a shed to be placed at the rear of the property.

PG- Member should check the property line setback with the borough before installing.

PW- motions to approve request based upon boroughs setback dimensions.

DMAC- 2nds motion

All in favor- all yeas

- Year end Planning

PG- Wants to discuss the transition from MAMC and the responsibilities we now will have to take on.

BOD wants to make it as simple and easy as possible.

MAMC will finish up the financials by 12/31/07 and BEHOA will have control come 01/01/08.

- Old Business

PW- motions to approve a Web Site committee starting 01/01/08 with DP as board liaison.

DMAC- 2nds motion



3. Meeting Schedule

All in favor- all yeas

BOD monthly meeting place:

DP- motions to approve a donation the Oxford Public library in the amount of \$300.00 for HOA meeting place.

DMAC- 2nds motion

All in favor- all yeas

PW- wants to discuss the weed problems some properties have around the curb and side walk area. This is the responsibility of the homeowner to take care of. This will be mentioned in the next newsletter.

Reserve Advisors Report:

PW- Would like to meet with the Borough's code informant officer to walk the areas and get their feedback. This will help us plan the repairs as major or minor.

PG- wants to table the review of the report until more information is gathered.

- New Business

1. Oct. we will need to have a budget to approve.
2. MAMC transition

PW –motions to adjourn meeting

DP - 2nds motion

All in favor- all yeas

Meeting adjourned

4. Action Items

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



5. Next Meeting

Target Date:	10/18/07	Time:	6:00-8:00 P.M. EST	Location:	Oxford Public Library
Objectives:	General monthly meeting				