



Date of Meeting: 10/23/06 Time: 8:00 P.M. to 12:15 A.M. Location: Doris' House

Minutes Prepared By: Dave MacQuaid - (Peny Ward and Paul Galdes w/ recorded audio)

1. Purpose of Meeting

- MAMC
- Adopt 2007 year budget
- Review member concerns/e-mails

2. Attendance at Meeting

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

3. Meeting Schedule

- Call to Order
- Roll Call

Landscaping contracts from KC

- No snow removal contract for 2006/2007

PG- Assembled binders for all board members with copies of (by-laws, rules and regs, standard procedures, resolutions etc.)

Resolutions-latest document not signed, is this valid?

Create contact list of all members (names, phone #, e-mail address etc.)

Create master document binder for all HOA business

Copy lot plans and tag to an address

DTM-motioned to accept presidents report

KC- 2nd, all yeas

- Secretaries Report:



3. Meeting Schedule

Need to approve 9/18/06 and 9/21/06 meeting minutes

DTM- motioned to approve 9/18/06 minutes. KC-2nd. All yeas

PW- motioned to approve 9/21/06 minutes. KC-2nd. All yeas

- Treasurer- Financial Report-update

DTM was in contact with Greg at MAMC for 2006 actual budget numbers

Greg needed more info from DTM from laptop budget software

DTM faxed 26 pages to him.

Greg sent cash disbursements as of 10/10/06

Lawyers fees-general service (9/6/06)

Lawn service billing

That's all he had at this time.

PG- wants to know accounts receivable/payable for Budget

Greg sent \$62.50 delinquents list (approx. 38)

PG-noted in mailings to pay.

PG-wants to know where the money is being spent (account balances)

MAMC needs to give us the financial information

DTM- Fines for Unit 124571 (went to court) need to have a lean against property to collect when property sells.

Peny motions to approve treasures report- KC 2nds- all in favor (yea)

- KC-landscaping bids

Landscaper is hard to get a hold of and there are some issues with clean up when cutting is finished.

How often does he cut our area? Contract says every 10 days.

If he does not follow the contract, can we terminate contract?

PG- defers questions to MAMC for help with contract and legal issues dealing with current contract.

Send pictures of clean up issues to MAMC to document.

This is MAMC job to do this.

- Snow Removal

Make sure correct amount of area to be treated is on contract.



3. Meeting Schedule

Landscaper has a bid already submitted but not signed?

His contract for 2005/2006 would be extended at same rate for 2006/2007.

Confirm if he is actually doing the snow removal for 2006/2007.

PG- Use this bid for the proposed budget of 2007.

KC- Will notify contractor when to come out and provide service

(When we notify them, they have 24hrs to clean areas)

Ask MAMC to notify Landscaper to produce a signed contract by 10/26/06 or we can send out bids for snow removal.

Contractors that sent in bids were told we are in a 2-year contract, which we cannot terminate. KC thanked them and told them we will keep them on file.

- E-mails through the Website (ask the board)

PG- Run through all ask the board e-mails

(e-mails that are addressed can be archived or deleted depending on question)

1. Member 124560- informal complaint

Many questions about past issues- contracting bids, \$62.50 assessment, arbitrary decisions, members equally assessed.

PG- answered Thank you for your concerns and comments. We do not have to answer to her about Board issues. We have said all members must pay the \$62.50. We never made or will make arbitrary decisions. All members are equally assessed.

- Side note: Do not talk on the phone with a member about any issues, tell them to send in to ask the board or write a letter.

2. Request from member for two ponds to be put in on there property.

PG- This was approved by previous board. We will put in file for our records.

3. Member 124568- will volunteer for helping with committees

PG- DMAC will create a committee list

4. Cul-de-Sac Light- HOA or borough, to report not operating?

PG- Borough is responsible

5. Member 124533- wants to install a shed.

PG- send request to MAMC, then we will approve/not approve.

6. Member 124582- volunteer for committees

PG- Add to committee list



3. Meeting Schedule

7. Member 124560- audiotaping?

PG- Greg from MAMC replied (it's ok to tape public meetings)

8. Member 124563- bulletin board for ideas/suggestions (items for sale, etc.)

PG- Good ideas, we will table for later discussions.

9. Member 124610- issue with meeting-election process, misleading mailing, interested members might have put their name in, also concerned with time commitment. Board only needs to meet 3 times per year, not every month as mentioned in the mailing.

PG- We have no control over the mailing MAMC sent out. The election is done and there doesn't seem to be an issue with this any more.

Side note by PG: Length of term for officers/members. When builder turns over control, it is stated terms are 3,2,1. Currently, one position should be up every year (for officers, not just members). What is the number limit of members?

KC: Can we set up a system where each board member gets to rotate positions?

PG: Table this discussion for a later date.

PG- all e-mails responded to at this point in time.

Old Business:

Administrative duties:

PG- Asked PW to monitor G-mail Account (all work together)

PG -Asked KC to handle contracts and bids (all work together)

PG- DMAC handles minutes, create/copy member list, add lot number with street address, Create administrative duties list.

PG- DTM handles financials.

KC- motions to make PG's home phone number available on WEB site for all members to contact. DMAC 2nds, all in favor, yea.

PG-all requests still go through ask the board.

PG- Will handle all communications.

PG- We will try and communicate meetings at least 2 weeks in advance. We want to be open and here all members questions.

PW- Political signs, enforcing the 5 signs max. (From rules and regs)

MAMC will send letters to those with no prior approval who have political signs to limit the number to 5 signs and to write or e-mail MAMC for approval.

Removal of signs within 5 days after election day.

DTM- motion to send Greg at MAMC the details of the political signs and to have him send out letters to members with political signs that were not approved. KC 2nds, all in favor, yea.



3. Meeting Schedule

MAMC issue:

PG: Vote to go into negotiations with MAMC to remove or keep them.

DMAC, KC and PW suggest we remove them.

DTM wants to keep them for 6 more months.

DTM-motions to re-negotiate to keep MAMC for 6 more months.

All in favor, none. All opposed DMAC, PW and KC. PG does not need to vote.

PW -motions to negotiate with MAMC to terminate contract ASAP or 12/31/06.

DMAC 2nds, all in favor DMAC, PW and KC. Opposed, DTM.

PG- will contact MAMC to negotiate our current contract w/ goal if ending contract on 12/31/06.

Budget for 2007:

PG- We will propose and approve two budgets, one with MAMC and one without MAMC determined by MAMC's response to us wanting to terminate their contract with Brookside.

PG- We will use last years proposed budget to create budget for 2007 adjusting

each area of expense with an approximate cost we plan to encounter.

PW- motions to approve a proposed budget with MAMC and without MAMC

KC 2nds, all in favor, yea

- New Business:
Tabled for next meeting

Meeting adjourned

4. Action Items

Action	Assigned to	Due Date	Status
Meeting minutes	DMAC	asap	complete

5. Next Meeting

Target Date:	11/06/06	Time:	6:00-8:00 P.M. EST	Location:	Oxford public Library
Objectives:	Meet with MAMC; Address tabled items				