

Martin's Gardens

HOME OWNERS ASSOCIATION

Board of Directors Meeting
Nov 16, 2017
Bloomingdale Public Library
Meeting Minutes

1. Call to Order

The meeting was called to order at 6:34pm by Rob Vega. Board members Gail Wallace and Susan Fritzler were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted at least 48 hours in advance. It was announced that Melrose Management's Chris Haines was not able to attend the meeting due to car trouble.

2. Introductions

Rob Vega welcomed neighbors Ray Hill, Danny Pringle, Yves Johnson, Mindy Weaver, Stacy Templeton, Teresa and Stan McGinnis, Carlos Cordova and Lisa Vega. Rob explained the purpose of the meeting was mainly for the board to review the 2018 budget and explain upcoming changes.

3. Old Business

Rob shared that the board had signed an Action without Meeting form for the nomination of the ACC Committee and the Fining Committee. It was also discussed the Board had signed an Action without Meeting form for the change of management companies from Melrose Management to McNeil Management starting Jan 1, 2018. The board fielded questions about the reason for the change of management. Main reason being support and communication by the new management company and lack of it by the old one. McNeil is also a local company that is familiar with our area and more easily accessible to us.

4. New Business

The contract for pond maintenance was discussed. The decision was to wait for the new year with a new management company and revisit bids then. The bid for cameras was reviewed and determined funds for such a project are not available now and we will revisit ideas with the new management company. The new budget was discussed. An increase of 15% to the budget is allowed with only a board approval. The increase of 10% was made to make our budget an even amount and mainly to help build our reserves for future needs. With a gate we must maintain the streets and sidewalks, those expenses will be expensive down the road and we need to set aside funds for that. We need money to cover our current expenses and have a little buffer for unexpected expenses as well. A contingency is set aside for other potential improvements such as an entrance monument or lighting. Improvements that if funds are available will be voted on at future meetings.

Motion: Duly made by Susan and it was seconded by Gail and Rob.

Resolution: Approve the budget as presented.

5. Homeowner Input

Ray asked about ACC forms needing to be filled out and sent in. The board explained before Jan. 1 approvals needed to be sent to Melrose with \$35 and after Jan 1, approvals will be sent to McNeil for no charge. Details will come out with the welcome packet from McNeil in January.

6. Adjournment

Motion: Duly made by Susan, seconded by Gail and carried unanimously.

Resolve: The meeting was adjourned at 7:40p


Prepared by Susan Fritzler, Secretary