

SOUTH WINDS HOME OWNERS ASSOCIATION MEETING
DECEMBER 10, 2002

LONG TERM PLAN FOR BIRCH MILL POND MAINTENANCE PROGRAM

Understanding the future annual cost to maintain the pond
Potentially the single largest annual budget item - \$6,400 in 2002

Major Problems - Water Lily and other weed growth
- Sediment buildup

OPTIONS –

	Positives	Negatives
1) DEEPENING THE POND	Permanent solution Bonus income to SWHOA	High upfront costs Regulatory hurdles Opposition Disruptive
2) MECHANICAL/CUTTING	Immediate results	Results short lived Labor intensive High cost
3) DRAW DOWN & FREEZE	Low cost	Level control Weather variables Marginal results
4) TRIPLOID GRASS CARP	Modest Cost	Selective eating Containment fence Predators
5) AERATION	Accelerates decomposition	High initial cost Limited range Operating cost Maintenance cost
6) HERBICIDES	Very effective Environmentally safe	High cost Limited life

**Minutes of the Annual Meeting
Of
Southwinds Homeowners Association, Inc**

December 10, 2002

President Steve LeClerc called the Annual Meeting of the Southwinds Homeowners Association to order at 7:10 PM at Essex Elementary School Cafeteria in Essex, Connecticut on December 10, 2002.

Board members present: Treasurer – Stuart Fisher and Secretary – Jerri MacMillian.

Association members present: Lyons, Sexton, Kerns, Bonanno, D'Amico, Rodriques, Polito, Quets, Decker, Anderson, Kurras, Paternostro, Eppard, McCaffrey, Salbinski, Wolff, Monaco, Farley, Palmes, Himsel and Flynn.

Section 6 Of Article II of the bylaws establishes the quorum at one third of members. There being 24 members present at the meeting, the requirement of quorum was met.

- I. The minutes of the 2001 annual meeting were unanimously approved as written.
- II. Budget:
 - a. The 2002 Budget/Actual report was reviewed
 - b. The proposed 2003 Budget was discussed. During this discussion, Don Himsel presented a long term budgeting projection for the maintenance of the pond. Several options were discussed with most attention focused on the use of herbicides (see attached sheet). It was decided to have a line item of \$4000 under the open space committee expenses for pond maintenance subject to the condition of: Identification of safety and liability concerns associated with the use of herbicides to be discussed and accepted by the association at a later date.
 - The proposed 2003 Budget was approved (15 to 9) with the aforementioned condition.
 - c. Dues for FY 2003 were set at \$150 per association member.
- III. A request to amend Article III section 10 of the bylaws increasing board discretion from \$250 to \$750 for expenditures on items not specifically budgeted as long as the funds are available from the “contingency” portion of the approved budget was discussed and approved (19 to 4).
- IV. Steve LeClerc presented an up-date on outstanding issues related to the dam.
- V. After discussion, the board was directed to post the covenants and to make available to those who don't have internet access copies of the two sets of covenants governing our association. It is understood that the responsibility for reviewing and conforming to the covenants rests with the individual property owners.
- VI. The next annual meeting date was established to be December 7, 2003 subject to notice as required by the association bylaws.
- VII. The meeting was adjourned.

ATTACHMENT