

Southwinds Homeowners Association

Meeting Minutes

December 1, 2015

I. Call to Order:

The 2015 Annual Meeting of the Southwinds Homeowners Association was called to order at 7:30pm on December 1, 2015 at Essex Elementary School.

II. Roll Call:

Dianne Sexton conducted a roll call. The following homeowners were present: Bonnano, Kearns, Himsel, Farley, Monaco, Eppard, McCaffrey, Sexton, Sheperd, Brochu, Decker, Polito, MacMillian, DeCrescents, and Weatherby. The following homeowners proxy forms: Levene, Fisher, Tweed, Strong, and Kenny. There were 20 homeowners represented in person or by proxy and the required quorum was met ($20/58 = 34\%$ vs. 33% required).

III. Committee Reports:

A) Open Space Committee (Bonnano): A T shaped section was discussed for the end of the dock to stabilize it. It was decided that we need to treat the pond first so the homeowners can use the dock for fishing, etc. No motion was made for funds to be spent on the dock in 2016. Don Himsel mentioned that there are some trees which fell on the trail, and they need to be cleared. Pete said he would handle this.

It was discussed and agreed that Joe Cerese should cut the grass/weeds on embankments and around guard rails two times a year, June and August, instead of one time. Pete will talk to Joe Cerese about the cutting and leaves in the common places.

The small picnic table was found in the water. It was decided that Pete Bonnano and Jack Kearns will decide what to do about anchoring the large and small tables together.

B) Entranceway Committee (Bonnano): The lightning at the entrance way was discussed. Most members agreed the lights are needed but the glare needs to be corrected. No motion was made for funds to light the other side of the entrance due to the cost. Adrienne Brochu will discuss lighting the other side of the entrance with Rocco D'Amico.

C) **Entranceway Landscaping (Eppard):** It was decided that the two trees should be cut down and a new landscape plan be provided. Judy Eppard to design a plan and incorporate the lighting into the plan to make sure there is no glare from the back lights. A motion was made and approved to provide \$600 for the new landscape layout.

D) **Pond Committee (Brochu):** The state has requested the correct ownership of the dam and spillway. The Pond Committee drafted a letter to the state including the ownership information of the dam owners, D'Amico, MacMillian, and the spillway owner, Southwinds Homeowners Association.

The Pond Treatment was discussed at length. The Pond Committee will contact CT Pond and find out the best treatment for the pond and an estimate for the treatment. A motion was made and approved to take \$1,000 from the Open Space Improvement Fund and add it to the \$3,000 for pond treatment, giving a total budget of \$4,000 for pond treatment.

IV.) **Review and approve 2014 Annual Meeting Minutes.** Motion was made and approved unanimously to accept.

V.) **Budget (Sheperd):** John reviewed the budget and the dues which will stay at \$250. The following changes were made to the budget:

- The Entrance way landscaping was increased from \$500 to \$600.
- The Pond Treatment budget was increased from \$3,000 to \$4,000 by moving \$1,000 of unused funds from Open Space Improvements to Pond Treatment.

A motion was made to accept the budget, seconded, and unanimously approved.

One homeowner, Mark Hotchkiss estate, has not paid the Homeowners dues, and the house is in foreclosure. John Sheperd will look into putting a lien on the house in order to collect the dues.

VI.) **Open Issues:** John Sheperd will continue as Treasurer. Asst Secretary remains open. Stu Fisher will continue to update the Website.

Adrienne Brochu adjourned meeting at approximately 8:36.

Minutes submitted by Dianne Sexton.

