

Southwinds Homeowners Association Meeting Minutes

December 2, 2009

The Following Homeowners Were Present: Scott Anderson, Brochu, Decker, DiLuca, Farley, Fisher, Flynn, Himsel, McCaffrey, Middendorf, Saitta, and Sexton.

The Following Homeowners Sent Proxy forms: D. Anderson, Bonanno, Dolan, Hammen, Kearns, MacMillian, McLaughlin, Porcaro, Villeneuve, and Wolff.

Next meeting: To be announced by November of 2010

The meeting was called to order at 7:10pm once the requirements for quorum were met, and adjourned at 8:08pm.

The meeting was opened, and roll was called.

The minutes from last year's meeting were reviewed and approved unanimously.

Don Himsel introduced our new neighbor, Scott Anderson from 6 Birch Mill Trail. He stated that he and his wife Kristen have a daughter Lily who is 12, and a son Hunter who is 4. Welcome Andersons!

Don reported on Open Space:

Per Pete, the dock is tilted, and the footings will need to be checked in the spring. **Member suggested willingness to help out with a few weeks' notice from the committee.**

Boundary line agreement:

When a dam inspection was done a few years ago, questions of ownership arose due to the ambiguity of the recorded quit claim deed. Those issues have been resolved with a new document, which clarifies that the concrete structure and spillway are owned by the association (See the new quit claim deed/boundary line agreement on website.).

Don reported on the entry/right of way:

Current landscape service (we have used for 5 years) is right at budget of \$2,000.00. Question was raised about entryway by Mares Hill Road. Don stated that the crew is responsible for spring clean-up and cutting grass just around the fence.

Tom Middendorf reported on the Block Party:

There were 100 people at this year's block party. The guys wanted to express their appreciation to those folks who helped out. They will be taking a break this year, and **volunteers are needed.**

Suggested a committee of maybe 3 or 4 people be formed to breakdown responsibilities (set up/food prep/entertainment/clean up...). **Anyone interested, please contact Tom.**

Web Site report by Stu Fisher:

Web site is up and running. Any e-mail changes please let Stu know at fisher@southwindsessex.org. We now have two Anderson families, which Stu will address.

Ed McCaffrey presented the budget:

There were a couple of minor adjustments made-see website for update. Ed went over whole budget line by line.

There was a motion to approve treasurer's report.

Vote #1 To accept treasurer's report Unanimous

Other business:

The Dam analysis report which was budgeted at \$2,500.00 last year was done by UCONN School of Engineering for free. It shows that the spillway is inadequate to withstand a 100 year storm. Don and Ed will be going there next week to hear remedies suggested and costs for those repairs. It is expected that we will need an engineer, permits, and materials to bring the dam into compliance and it could be costly and time consuming.

The report will be posted on the website when we receive it.

There was a motion by a member to raise dues by \$50.00 to start funding at this time for the expected cost of the spillway.

Vote #2 To raise dues to \$225.00 Denied by majority

Don motioned to raise dues by \$25.00 to accrue funds for the pond-confirming that no funds can be spent without a vote.

Vote #3 To raise dues to \$200.00 Passed 6 to 22

Don Himsel requested nominations for treasurer:

Nobody was nominated, and Don stated that Ed was willing to do another term. Don nominated Ed McCaffrey for another term. He graciously accepted, with the expectation that someone step up for the next term.

Motion to re-elect Ed McCaffrey as treasurer.

Vote #4 To re-elect Ed McCaffrey as treasurer Unanimous

Committee Volunteers:

Again, we will need volunteers for Social Committee, and help with Open space in the spring.

Meeting was adjourned, and Tom Middendorf pulled names for the gift certificate for Gabrielle's. Congrats to the Ghilani family!!!

See you next year!

Respectfully submitted

Peg Farley and Maria Decker.