

South Winds Homeowners Association, Inc.

Meeting Minutes

December 4, 2013

I. Call to order

Doug Kurras called to order the regular meeting of the Southwinds Homeowners Association at 7:05pm on December 4, 2013 at Essex Elementary School.

II. Roll call

Peg Farley conducted a roll call. The following persons were present: Bonnano, Brochu, Caron, Decker, Farley, Kearns, Kenney, Kurras, MacMillian, McCaffrey, Shepherd The following persons sent proxy forms: Connell, Hammen, Himsel, Leeper, Levene, Polito, Quets, Sexton, Strong, Tweed, Wolff

III. Open issues

- a) Open Space committee: Pete Bonnano...Dock should be removed in winter, Pete will have the installer come and remove for a small fee. He would like to see the T put on the end of the dock in the next year or two when funds allow to stabilize doc. Also, paths were cleared this year. Items needed to be done in future with help of work crew: orange paint renewed along path, picnic tables stained.
- b) Entry Way Report: Doug Kurras...Homes supplying lighting for entry way cannot continue, looking into solar lighting currently. Seasonal plantings will be done by landscaper at both entrances, and they will be doing some discretionary trimming of the town property along the roads that have become overgrown.
- c) Pond issues: Doug Kurras...Handout to be posted on website by Doug regarding budgeted amount for ponds weed cleanup. The board will purchase a CD on behalf of the HOA in the amount of \$12,000 in January representing accrued funds for future dam spillway repairs. The CD will be renewed annually and increased in amount as approved by HOA majority vote until spillway project moves forward. Any redirection of funds would require a majority vote by the HOA.
- d) Web Site: Nothing to report.
- e) Block Party Report: submitted by Theresa Connell in writing and read by Ed McCaffrey.
- f) Secretary position needs to be filled, please consider doing your part for our association.

IV. Votes:

Vote 1: Review/Approve 2012 Annual Minutes: Passed by majority vote

Vote 2: Motion to amend the budget to remove the words “block party” (The \$1000.00 will stay as contingency money in the event we have a majority of Home owners interested in attending a block party. If not, funds could be used for potential overruns in entryway, common area or pond treatment.): Passed by majority Vote.

Vote 3: Proposed 2014 annual budget: Passed by majority vote.

Other Motions:

- a) **Motion to change date of annual meeting to first week in October. All in favor, but needs to be done at next annual meeting and put into the agenda for next year's meeting. Doug Kurras adjourned the meeting at approximately 8:40pm.**

- b) **Motion to form a pond committee by Adrienne Brochu. Jack Kearns and Peter Bonano will join her. Anyone interested in having input, please contact Adrienne at abrochu@comcast.net.**

Minutes submitted by: Peg Farley and Maria Decker