

Southwinds Homeowners Association

Meeting Minutes

December 6, 2016

I. Call to Order:

The 2016 Annual Meeting of the Southwinds Homeowners Association was called to order at 7:07 pm on December 6, 2016 at Essex Elementary School.

II. Roll Call:

Dianne Sexton conducted a roll call. The following homeowners were present: Bonano, Brochu, Decker, DeCrescentis, Eppard, Farley, Himsel, Kearns, Kenney, McCaffrey, MacMillan, Monaco, Polito, Sexton, Sheperd, Tweed, Wolff.

The following homeowners were by proxy; D'Amico, Levene, Salbinski.

There were 20 homeowners represented in person or by proxy and the required quorum was met ($20/57 = 35\%$ vs 33% required).

III. Review and approve 2015 Annual Meeting Minutes.

Motion was made to accept minutes and it was approved.

IV. Committee Reports

A) Open Space Committee (Bonano) T shape at the end of the dock was again discussed. Pete Bonano will review dock improvement, safety, and exact cost for next year. \$2500 for T dock was voted down. Fred DeCrescentis did a great job defining and clearing the pathway to the pond.

Judy Eppard will check with Joe Cerese regarding a third cut around the guard rails. Presently, we are having it done 2 times a year (June and August).

Fred DeCrescentis said a limb near the path in the open area needs to be cut down due to safety concerns. \$500 was approved.

B) Entranceway Committee (Bonano) \$3,000 was unanimously approved for underground electricity for an additional entranceway light on the west side. Adrienne Brochu to work on project.

C) Entranceway Landscaping (Eppard) It was agreed and approved \$300 for shrubs and other plants for entrance way. Judy Eppard to work on project and review painting of signs.

D) Pond Committee (Kearns) Jack Kearns discussed pond treatment. We have a 3 year permit to treat the pond. This year the pond was treated 2 times in limited areas. Next year, it was decide to treat the full pond 2 times. \$3000 treatment budget was approved. We are now using a less expensive treatment than previous year.

V. Budget (Sheperd) John reviewed the budget, which was favorable, and dues will stay at \$250.

- John to revise 2017 budget to take into account the pond treatment of \$3,000, lightning of \$3,000, landscaping of \$300, and tree limb cutting of \$500.
- John will continue his effort to obtain \$570 dues from the sale of the Hotchkiss house.
- John continues to add \$2000 per year to the Dam Spillway Reserve Fund. The State has not yet notified us to have a Damn inspection. \$19,000 set aside as we do not know the cost. This may result in a dues increase review for next year.

VI. Open Issues. President, Secretary, Treasurer to remain for 2017.

Nominations will be needed for 2018.

Stu Fisher will continue to update Website.

Adrienne Brochu adjourned meeting at approximately 8:35.

Minutes submitted by Dianne Sexton