

Southwinds Homeowners Association

Meeting Minutes

December 12, 2017

I. Call to Order:

The 2017 Annual Meeting of the Southwinds Homeowners Association was called to order at 7:07 pm on December 12, 2017 at the Essex Elementary School.

II. Roll Call:

Dianne Sexton conducted a roll call. The following homeowners were present: Bonacorsa, Bonanno, Brochu, Caron, Decker, Decrecentis, Ghilani, Kearns, Levene, MacMillan, McCaffrey, Michel, Monaco, Palmes, Polito, Sexton, Shepherd, Weatherby, and Wolff.

The following homeowners were by proxy: Eppard, Fisher (also, call in), Flynn, Himsel (also, call in), Lundberg, McLaughlin, Pampei, Paternostro, Quets, Saita, Salbinski, , Smyth, Tweed.

There were 32 homeowners represented in person or by proxy and the required quorum was met (32/58 = 55% vs 33% as required).

III. Review and approval 2016 Annual Meeting Minutes.

Bruce MacMillan made a motion to approve, 2nd by Fred DeCrescents, approved by all.

IV: Proposal to Article 2 Section 10:

Majority of Directors may approve expenditures that do not exceed \$1,000 in excess of amounts budgeted or expenditures up to \$1,000 for items not specifically budgeted as long as the funds are available from the 'contingency' portion of the approved budget. Proposal not approved. \$500, in general reserve, was approved.

V: Motion to dissolve Association: This motion was defeated.

VI: Committee Reports:

A) Website: Approved to change from Yahoo to Google because of problems with Yahoo. Stu Fisher corrected E-mail addresses and updated member directory.

B) Dam and Spillway: Dam and Spillway are in good shape. Inspection completed and submitted to the state. Report will be published on Website.

Pete Bonanno suggested a T dock (10ft by 5ft) to stabilize the dock we presently have. Cost \$1180 including installation. Approved.

C) Entranceway Landscaping: Peter Decker suggested that we review entranceway from Mares Hill into Birch Mill. It is not being kept up. Judy Jendrucek (Eppard) will review contract with Joe Careese regarding both entranceways. Question whether it is in his contract to maintain both. If so, he is not doing the job; if not, we need to put both entranceways in contract. We will get 3 quotes for Southwinds landscape maintenance, when contract expires. Pine trees need to be examined for clear view from Southwinds to Rt 153.

D) Pond: Treatment for pond was approved for \$1,700. Jack Kearns to investigate filling pond with carp (which will eat weeds). Need to get state approval.

E) Southwind By-laws: Discussion to update by-laws. Agreed that there was no money for a lawyer. Tabled.

F) Electronic Call-in for meetings: Amendment for call-in procedure was tabled. Adrienne Brochu will look into utilizing gotomeeting.com or another technology for teleconferencing for next annual meeting. It will be discussed with Stuart Fisher, Webmaster.

VI: Budget: Approved with following changes:

John Shepherd reviewed the budget. Dues will stay at \$250 a year.

- Pond treatment was reduced from \$3,000 to \$1,700
- Spillway reduced from \$2,000 to \$0
- Dock upgrade approved \$1,180
- Entranceways increase of \$500 to \$1,000

VI: Nominations: Following nominations approved:

President – Adrienne Brochu
Treasurer – John Shepherd

Secretary – Linda Levene

Vice President appointed by Adrienne Brochu – Fred DeCrescentis

Adrienne Brochu thanked all those members of the Association who volunteered their time during the year.

Meeting was adjourned at 8:55.

Minutes submitted by Dianne Sexton