

Laurel Hollow Condominium Association **DRAFT** BOD Meeting Minutes – September 20, 2022

The meeting was conducted via Dialpad. The meeting was recorded.

Present: Maura Raftery, Molly Kesmodel, and Carol Phillippe were present at roll call. A quorum was certified and the meeting was called to order at 4:03 pm.

Minutes – The minutes from the August 16, 2022 Board meeting were approved as corrected in regards to the call for Landscaping Company Search Committee members.

Reports of Officers

President – No report.

Treasurer – Molly reported our Administrative expenses are going to be over budget due to the hiring of an accountant. Grounds maintenance is under budget due to the fact that Bloomings is no longer handling our irrigation system, however, Honest Water Services has been hired to handle the irrigation system so those charges will be coming back into play. We had two tree branches trimmed that were hanging over homes, which was \$1245. Insurance costs have increased due to our updated appraisal and new insurance companies. We are going from around \$800 per month to \$1070. We had a charge of \$614 that came from the dumpster we used during the road sealing project. Our CD has matured at \$75,500. Our accountant, Mary Silverstein, is looking at options to place this money for the best return on investment.

Secretary – No report.

Reports of Committees – No reports.

Owners Input – Nancy DeForge asked if we can use garbage cans for our garbage instead of plastic bags due to rats. The non-garbage can policy is part of our Declaration and will be discussed in the future as a possible amendment.

Our Rules, Regs and Standards state that dead trees must be removed from personal property. She suggested Bloomings tag the trees that are dead.

Is it possible to place some paper irrigation request forms at the Cabana? It was determined that would be a good move for members who don't have access to a computer.

Unfinished Business

Rules, Regulations and Standards – There was a motion to approve the updated September 2022 Rules, Regulations and Standards. Some discussion followed regarding confusion about the paint tables. Molly made a motion we approve the document with the exception of the paint tables. Carol seconded the motion. Motion approved. When members return in October/November the paint tables will be addressed and discussed at a future Board Meeting. It is strongly suggested that members needing to paint in the near future contact the Board directly for guidance with colors.

Attorney for the Community – Tabled until the October meeting.

Security Street Light Proposal – Eight areas have been identified as needing additional lighting. Graham Electric has provided a price for two new street lights at a price of \$9,038.00. This topic will be tabled until the October 2022 meeting.

New Business

Facilities Team – Ernie Bussaglia is the spokesperson for the newly formed Facilities Team. The plan for the Facilities Team is to be proactive to issues rather than reactive. Members include Ernie, Joe McVey (Administrator), Al Tadder, Dave Harrison, Jules Renner, John Hanna and Bub Phillippe. A facilities report will be shared with each monthly agenda. Thank you to Jill and Dave Harrison for checking the pool chemicals on a daily basis. Honest Water Services is now handling irrigation, along with the pumps and other water responsibilities as they arise. Please use the Laurel Hollow website to submit requests to the Facilities Team.

Updated Lease Approval Form – The updated form was distributed with the agenda. One addition stating that Laurel Hollow does not allow subleasing will be added to the form. Maura made a motion to approve the updated lease approval document and Molly seconded. Motion approved.

The next meeting will be on October 18, 2022 at 4:00 p.m.

The meeting adjourned at 4:55 p.m.

Documented by: Carol Phillippe, LHCA BOD Secretary