

***The Clusters at Clifton Mill
Annual Open Board of Directors
Budget Meeting
Tuesday, October 27, 2009***

Agenda

Call to Order by Michelle at 7:02pm

Roll Call

Old Business

- Minutes from June 11, 2009 read by Alison
- Approval of Minutes from June 11, 2009 Open Meeting
- Motion to approve by Renee seconded by Sylvia

New Business

- Fence Stains
 - Oil vs. water based stains
 - Keep it consistent within the community
 - Wood vs. vinyl fences are up to the HO
 - Natural 500 or Natural 501 for transparent
 - Board will choose oil based
- Replacement of Pine Trees/White Pines
 - Michelle reports that the trees all dies at the same time; we requested soil to be tested for contamination; trees were guaranteed and therefore replaced-all 9 replaced
 - Soil testing – soil is wet and trees have been changed to be better suited to the soil
- Termites within the community-at least 10 homes
 - Sylvia reported that Viking will come out and test 1/yr for free
 - Termadour is the better one, best on the market-worth the money Tina gives testimony in support of this as well
- Violations – Maintenance Form/Procedures & Enforcement
 - Notices of non-compliance
 - Modification to indicate that it is the responsibility of the HO to provide written notice and response to property manager, phone calls are not acceptable-must respond in writing

- Question from floor: Where does it say in by-laws?
 - resolution established 2 years ago, so no need for it to be in bylaws
- Summer inspection postponed due to weather
- Covance committee suggested from the floor- Ginny will join/spearhead
- Ginny would like to be on the ART committee
- Response is always attached to violation letter; if 2nd letter went out then response was most likely never received
- Colors for fence are sent out twice : in spring reminders and in blanket list
- ADR- alternative dispute resolution in by-laws, in form; can argue your case
- Suggestion from the floor: preventative maintenance inspections
- Water Reimbursement – City of Bordentown
 - Leak on Coventry; water company discovered that meter was running 5X what it should be, reimbursed almost \$12,000
- 2010 Proposals:
 - 1) Audit (Frank April) \$850.00 Vote/Sign
 - a. Motion to approve by Renee, seconded by Sylvia
 - 2) Miller Dodson (Replacement Reserve Study) \$2495.00 Memorialize Vote
 - a. Motion made by Renee, seconded by Alison
 - 3) LMS (Contracts for Ground Maintenance, Irrigation and Snow Removal – Vote/Sign 2010, 2011, 2012
 - a. Same as 2009
 - b. Motion made by Sylvia, seconded by Alison
 - c. Pesticides on ground, triple the cost for organics, nothing is very harmful but wait a day for pets to walk
- 2010 Budget – Formalize/Vote
 - Increase in budget to due to masters increase and capital reserve fund catch up \$109 to \$120
 - HOA owns all the streets except Clifton mill drive and Tenby Chase and single family streets; this is not Title 39 (for them to police the streets)
 - All across the board the dues are going up
 - Motion to approve by Renee seconded by sylvia

OPEN DISCUSSION

- Can we put private property signs in front of your house since we are fee simple
 - No, because we have an easement. But cannot go in the enclosed fence
 - How many pets in the community? No idea
 - Rough letter received by Ginny regarding her dog and her going to the bathroom on people's lawns-remind people about the easement, no need to be a jerk
 - Can call Burlington County Animal control 609-760-9567, animal will be destroyed

ADJOURNMENT

- Motion to adjourned by Renee, seconded by Sylvia

