

**COLONY AT CLIFTON MILL HOMEOWNERS ASSOCIATION
OPEN MEETING OF THE BOARD OF DIRECTORS**

**MINUTES
July 21, 2011**

On proper notice to the community, an open meeting of the Board of Directors of the Colony at Clifton Mill Homeowners Association was held on July 21, 2011 at 7 P.M., at the Bordentown Township Senior Center.

President, Susan Fallon called the meeting to order at 7:03 P.M. In attendance were Vice President Andy Rochester, Board Member Mike Riley, and Tina Johnson for the Community Management Service Group. There were two homeowners in attendance.

Old Business

Minutes – The minutes from the April 14, 2011 meeting were reviewed. A motion to approve the minutes was made by Andy and seconded by Mike, and the minutes were unanimously approved.

Maintenance/Colony Inspection – Initial notices have gone out to all homeowners as to their specific maintenance needs. Due to the weather extremes this year we have extended the maintenance time period until Aug 31st this year. After that time a re-inspection will take place and any homes found with outstanding maintenance will be fined accordingly.

New Business

High Tech – Replacement and Installation of stolen backflow preventers (\$2559.44)
This invoice is for the replacement of the backflow preventers that were found to have been stolen when we went to turn the sprinklers on this year. We filed an insurance claim and were reimbursed the full amount (-\$1000 deductible). We plan to cage the backflows at the end of the season to prevent a reoccurrence of theft. Andy made a motion to approve and Mike seconded and the motion was unanimously approved.

Open Discussion – The following items were brought up in Open Discussion

A homeowner reported an issue with the sprinkler in front of their home and their neighbors. They reported the problem a couple of times but it was still an issue.

Tina was aware of the issue and opened a new work order to have it corrected by High Tech

A homeowner commented on the amount of garbage (general trash and large items including lawnmower) in the wetlands between Oxford and Windingbrook. They wanted to know if we have a service that would pick it up if they dragged it out.

Tina advised the homeowner that we have clean up 2x a year that we pay for to clean out those areas.

A homeowner asked about trees from the wetlands that are encroaching on homeowner's property, can we get them trimmed?

We advised that we have trimmed them before and will do again as necessary. If there is a specific issue, homeowners should report to CMSG. We do budget for this each year, but for economies of scale we like to do all four streets (Andover, Barclay, Dorset, and Oxford) at one time.

Adjournment – As there was no additional business to attend to, Andy made a motion that the meeting be adjourned at 7:30 PM, and Susan seconded.

Next Meeting – Our next meeting is scheduled for October 27, 2011.