

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

MINUTES

April 14, 2011 (Annual Election Meeting)

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 April 14, 2011 at 7 P.M., at the Bordentown Township Senior Center.

President, Susan Fallon called the meeting to order at 7:05 P.M. In attendance were Vice President Andy Rochester, Board Member Mike Riley, and Tina Norman-Johnson for the Community Management Service Group. There were three homeowners in attendance.

Minutes – The minutes from the October 14, 2010 meeting were reviewed. A motion to approve these minutes was made by Andy and seconded by Mike, and these minutes were unanimously approved.

Old Business

White Vinyl Fences – A general reminder was sent out to homeowners as to the specs for the white vinyl fence. A reminder to homeowners to make sure they are filing ECO forms prior to work starting.

Municipal Services Act – (MSA) – We have received the owed monies and have now been reimbursed through 2009. 2010 has been submitted. The township's new administration wishes at this time to redraft the MSA for entire township. No timeframe for completion as of yet.

New Business

Maintenance Inspections – General maintenance notices have gone out to the homeowners. CMSG will be out to do the 1st inspection sometime in late April, early May. Homeowners have until July 15th to complete maintenance when a second inspection will be completed. Any homeowner having an issue meeting the deadline is encouraged to contact CMSG.

Owner/Tenant Information Form – This form was sent out by CMSG to assist them when there is a specific need to reach homeowner or tenants and will not be used for any other purpose. In instances where the Police, Fire Department, Water Company, etc have to be dispatched to enter an empty unit, CMSG is contacted to assist in tracking down the homeowner of record. In multiple instances they have not had current information due to homes being abandoned, rented out, or invalid homeowner information.

2011 Election– Mike Riley was voted back on the board in the general election. We continue to have one open position on the board. Homeowners are encouraged to join the board.

Open Discussion – A homeowner asked where we were with the turnpike. At this time there is no update.

Adjournment – As there was no additional business to attend to, Andy made a motion that the meeting be adjourned at 7:58 PM, and Mike seconded.

Next Meeting – Our next meeting is scheduled for July 21, 2011.