

NOTICE/AGENDA
Board of Directors Meeting
August 22, 2023
Meadows House 6:00 p.m.

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
 - Voting Members Meeting July 13, 2023
 - Regular Board Meeting July 13, 2023
 - Special Board Meeting July 25, 2023
4. Manager's Report: Mark Stilwell
5. Report on CDs and Investments: Patricia Vanlandingham
Delinquencies: Patricia Vanlandingham
6. Finance Committee Report: Patricia Vanlandingham
7. ARC Committee Report: James Slattery, Interim Chairperson
8. Communication Committee: Timothy Myers
9. Covenants Committee Report:
10. Covenants Violations:
 - V39: June 29, 2023, vehicle blocking sidewalk, warning letter sent July 15, 2023, vehicle blocking sidewalk, sent to Board
 - RV42: Trash cans out past collection day. This homeowner has been fined Three times in the past. All fines have been paid, this is a new violation.
 - V43: Individual ignoring cease and desist letter about operating business. Discussion and vote and fine.
11. Appeals:
 - #1: Homeowner sent an email to the HOA saying that his check had been mailed June 29 for the July 1 payment. The check had not been cashed and he mailed a replacement check on August 14, and he is asking to have the late fee and interest payment waived.
 - #2: Homeowner spoke with our bookkeeper saying that he had accidentally put his maintenance payment check in the ballot envelope. She suggested he write another check and when the ballots are opened his check would be returned to him, or shredded if he wished. He chose not to do this and preferred to wait until the envelopes are opened on August 18.

12. Old Business:
 - Rules & Regulations, ARC Guidelines, Policy Statements, Landscape Guidelines
 - Paint spec selection Update
 - Board approval of gate project
 - Discuss update for tennis courts

13. New Business:
 - Ballot count results for three amendments
 - (Playground cameras?)
 - Vote to use landscape savings for tree trimming
 - Discuss pool/playground gate security for small children; Adding latch and lock. Ordered.

14. Committee Vacancies:
 - Covenants Committee: Need Foxboro representative; Need alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood
 - ARC: Need a chairperson and alternates for Foxboro and Ridgewood
 - Landscape: need alternates for Brighton and Foxboro
 - Hurricane Committee: Need a chairperson.

15. Committee Reports: Enclosed
 - Architectural Review Minutes
 - Landscaping Minutes
 - Covenants Minutes

16. Homeowner Comments:

17. Adjourn: