

NOTICE/AGENDA  
Board of Directors Meeting  
October 26, 2023  
6:00 p.m., Meadows House

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
  - Regular Board Meeting September 26, 2023
4. Manager's Report: Angela Fescine
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:
  - V47 Backyard not being maintained; grass and shrubs overgrown. First notification August 31, 2023. Still not done as of October 4, 2023.
  - V48 Landscaping violation: edging and river rock/gravel was installed without authorization. First notification August 29, 2023. No compliance as of October 4, 2023.
  - V49 Extreme profanity, verbal abuse of security guard at Meadows gate and bypassing entry access allowing a person with no drivers license to drive the resident's vehicle through the resident gate.
11. Appeals: Request to have late fees and interest waived
12. Old Business: None

13. New Business:
  - To move forward with putting out a vote to allow pickup trucks with restrictions to be determined
  - Vote for new mailboxes with one time payment of \$150
  - Approve Brush & Roll painting contract
  - Approve second phase of Ridgewood painting
  - Approve draft budget
  
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: