

# MINUTES

Birch Run Phase II - HOA

April 9, 2019 | 6:30 pm *Meeting called to order by* Dean Higgins

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## In Attendance

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Dean Higgins, Sean Kane, John Essig, Fil Fina, Tracy Riley, Dick Heffern & William Noonan via phone, John Safford-Edgewater

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## Approval of Minutes

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Motion to approve February 2019 minutes Fil, John E. second, all approved.

Motion to approve March 6, 2019 **Special Meeting** minutes Fil, John E. second, all approved.

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## Treasurer's Report – Sean Kane

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### February 2019 Financials

Cash on Hand: \$10,967.09

Ending Balance: \$ 8,059.30

All bills current

Motion to accept Feb financials:

Dean, Tracy seconds, all approved.

### March 2019 Financials

Cash on Hand: \$ 8,059.30

Ending Balance: \$ 3,089.26

All bills current

Motion to accept March Financials

Fil, John E. seconds, all approved.

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## Managing Agent Report – John Safford, Edgewater Management

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- As we get into spring and snow fall is under two inches, management tends to rely on the temperatures to melt small snowfalls.
- Cleveland will do walk around for winter damage to lawns in the next week. John will check Cleveland's contract to see if mulch is delivered every year to common areas and fronts but not courtyards and backyards. Homeowners received notice from Edgewater giving them opportunity to purchase additional mulch for not covered by contract.
- John will check with Cleveland to see if they are responsible for cleaning debris on Seward sidewalk.
- Garbage switch over going well. At the Annual meeting, John will announce date for *one time* switch over to smaller trash and recycling cans.

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## Old Business

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- Gerry Potter's recent power outage: Between Potter and Juron, there's a hand hold for his house which is approximately 5' from post. Water got into the hand hold and corrupted the line. National Grid came out, removed shrubs and dug down to gain access. Follow up: The Beautification Committee will contact Gerry to discuss this area. If replacement shrubs are needed, they will be covered by SD since this is a common area.
- Notice and Ballot for Annual Meeting: 2019 Annual Meeting scheduled for Wednesday, May 22<sup>nd</sup> at Saratoga Polo Club at 7pm. John will correct the Ballot and email board before mailing out. He'll email homeowners before the end of April. Dean Higgins and Tracy are up for reelection.
- John S. and Dick H. put together a list of future board members and when they will be up for reelection. John will send list to Tracy.

UDO – this will be the same discussion we’ll have for the SD...

**Approval of letter from BR 1 and BR 2 presidents to Planning Board:**

Board reviewed the 4.9.2019 letter draft, Tracy will put it on BR letterhead, indicate DRAFT and email Dean. Dean will send to Connie Murphy (Phase I) for review and signature.

Motion to approve April 9, 2019 letter to Mike Torpey, Chair of the Saratoga Springs Planning Board drafted for signatures of both Phase I and Phase II board presidents. Once signed, distribution of letter to Phase II homeowners, Dean, Fil seconds, all approve.

**Review of City UDO process.** Dean reported at March 12<sup>th</sup> City Council workshop, they moved to have the proposed zoning maps referred to Saratoga Springs City Planning Board and the County Planning Board. At the March 12<sup>th</sup> meeting, Andrew Brick, attorney hired by Morgan Street Neighborhood asked the City Council to carve out Parcel #1. Dean’s not sure if these are on their agenda’s for their next meetings but those two bodies will be determining and getting back to the city council with their approval of or comments on it. On the City’s website, you can view the March 12<sup>th</sup> video and the Camiros Ltd summary. Dean listened again and they were in the early stages of their process, etc. and they stated there would be public meetings. Dean feels the city council and city attorney are trying to move this along as quickly and quietly as possible. Sean said today Katie Kane called the *City Planning Board* and it’s NOT on the agenda for the 18<sup>th</sup>. She also called the *County Planning Board* and they couldn’t confirm. She did learn, if the *County Planning Board* puts it on their agenda and homeowners want to write letters, letters need to be received by the 10<sup>th</sup> to be considered (one week ahead).

**Homeowners United:** Dave Evans and a number of homeowners in BR and surrounding areas have united and have had a couple of meetings. At first meeting, Jennifer Leidig gave a small presentation on the history to bring the group up to date and said Andrew Brick spoke at the March 12<sup>th</sup> meeting and represented the group in 2015, has a conflict of interest so he’s no longer able to represent the group. Jennifer brought Claudia Braymer a GF attorney to the meeting to discuss the rezoning. This past Monday, this group paid a retainer to Claudia. There’s a five-page formal letter of representation and fees between Claudia and this group. She’ll contact Andrew Brick and begin to prepare a legal theory.

This group is not acting on behalf of the board. All we know right now, is this group has retained an attorney and would like to know if Phase I and II boards support them in the NO rezoning. Once our April 9<sup>th</sup> letter is signed by both boards, we will share with homeowners and this group.

**What’s Next:** The City Council is moving forward quickly and the hospital doesn’t want to see this council turn over. City has taken down all the Meetings from the Comprehensive Plan 2014-2015.

- 1) Get letter signed from both boards and send copy to homeowners.
- 2) Wait to hear from Evans group
- 3) Dean will go to City Hall to get timing and email board
- 4) Consider filing a protest petition
- 5) In our Governing documents, we have the authority to impose a \$500 assessment; any amount above that requires 2/3 vote of our members.

Next meeting will be Wednesday, May 22, 2019 at Saratoga Polo Club at 7:00pm  
Motion to adjourn Dean, John E. seconds, all approved. 7:16pm

# MINUTES

## Birch Run Phase II – Special District

April 9, 2019 7:16 pm *Meeting called to order by Dean Higgins*

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### In Attendance

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Dean Higgins, Sean Kane, John Essig, Fil Fina, Tracy Riley, William Noonan via phone, John Safford-Edgewater

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### Approval of Minutes

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Motion to accept February 2019 SD minutes Sean, Tracy seconds, all approved.

Motion to accept March 6, 2019 SPECIAL MEETING minutes John E. Sean, all approved

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### Treasurer's Report – Sean Kane

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#### February 2019 Financials

Cash on Hand: \$32,480.27

Ending Balance: \$27,200.10

#### March 2019 Financials

Cash on Hand: \$27,200.10

Ending Balance: \$32,022.62

#### Saratoga National MM Accts:

Storm Sewer #4141 \$ 25,090.87

Reserve #0671 \$ 33,485.48

#4141 \$ 25,093.00

#0671 \$ 33,713.62

All bills current.

Motion to accept Feb Financials:

Dean, John E seconds, approved.

Motion to accept March Financials

Tracy, Fil seconds, approved.

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### Manager's Report – John Safford, Edgewater

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- Lift stations have been pumped per our quarterly contract with Stone Industries.
- Sign on berm is down and when weather gets better, it will go back up.
- CPA report from John Franke on file at Edgewater.

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### New Business

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- Sink hole at Entrance: Fil will follow up with Connie Murphy, Phase I president. Last fall Phase I agreed to share the cost of checking into and managing the sink hole at the entrance. Connie was contacting Dave Wardell and Bill Bokus to get quotes. Fil will follow up.
- Agenda items for Annual Meeting: email Dean

Next meeting May 22, 2019 at 7:00pm

Motion to adjourn Tracy, John Essig seconds, all approved

7:45pm. Respectfully submitted by Tracy Riley