

**Morgan Street Birch Run Homeowners Association Phase II, Inc.  
HOA**

**Monday, April 17, 2017**

6:00pm

Attendance: Sean, John, Bob, Fil, Teddy, Dick, Mary, Dean, Tracy

**Motion to accept Minutes of the March 2017 Meeting:** Dick, Teddy second, all approved.

**Treasurer's Report – John Safford**

**March 2017 Financials:**

Cash on Hand: \$9, 966.15

Ending Balance: \$10, 251.92

Motion to accept Financials Teddy, Mary second, all approved.

**Manager's Report - John Safford:**

**Insurance Quotes:**

Dean, Dick and John met with Rod Sutton two weeks ago. Rod provided forms to complete and return. Our current policy renewed April 1<sup>st</sup> so until we hear back from Philadelphia Insurance, John will continue to pay our current Nationwide Insurance but only monthly in case we decide to switch. When we receive the quote from Philadelphia Insurance, Board will review and decide whether or not to change. We must have D&O coverage for both HOA and SD.

**Cleveland Brothers Landscaping**

Cleveland is addressing issues with a couple of homeowners as a result of snow removal.

**Annual Meeting:**

Tuesday, May 16, 7:00pm at the Golf & Polo Club. John will notify BR Phase II homeowners late this week.

**Paint/Repairs:**

Tim Powell provided repair estimates to homeowners being painted this summer. Board agreed to use Powell and asked John to confirm that painting will begin on June 1<sup>st</sup>. Board requested John to speak with Peter Shea since his repairs are significant and insure he's on track for getting the repairs done before June 1<sup>st</sup>.

To date, two painting checks received and John's office issued late notices to the other three homeowners. Board asked John to call homeowners who haven't paid and asked **John to provide interim payment reports every week until all have paid.**

Board would like John to get quotes from other painters for the future.

### **Exterminators:**

John received following quote from AMC Pest Control.

If less than 10 homeowners: Inside/Outside \$325 Outside only \$185

If more than 10 homeowners: Inside/Outside \$200 Outside only \$125

Motion to recommend services of AMC Pest Control to full ownership Fil, Teddy second, all approved.

John to notify AMC and provide homeowners names and phone numbers. John will send letter to homeowners with quotes. If homeowners are interested in participating, they contact AMC directly.

### **Old Business:**

#### **Hospital:**

Dean forwarded an email from Jennifer Leidig from the Neighborhood Association to the board. Email stated this property may be earmarked as Open Space project because it was the Gideon Putnam's homestead. Zoning meetings are coming up that affect the project. Also included was an online petition regarding the recommendation or suggestion that this property be preserved for historical reasons. Jennifer's group plans to contact other neighborhood groups who have had similar dealings with the city to see how they handled it. No other action is being taken.

#### **What NOT to flush down the toilet.**

Dean sent flyer to homeowners. Additional copies will be made and included with our Rules.

### **New Business:**

Dog Waste not being picked up. 1 Saratoga Circle have experienced multiple issues with dog waste in their driveway and in the grass areas. Signs have been posted.

**Next Meeting - Tuesday, May 16<sup>th</sup> at Golf and Polo Club**

**Motion to adjourn Teddy, Fil second, all approved.**

**6:50p**

Morgan Street Birch Run Homeowners Association Phase II, Inc.

**Special District**

Monday, April 17, 2017

6:51p

Attendance: Sean, John, Bob, Fil, Teddy, Dick, Mary, Dean, Tracy

Motion to accept Minutes of the March 2017 meeting Fil, Bob second, all approved.

**Treasurer's Report – John Safford**

**March 2017 SD Financials**

Cash on hand: \$ 30,222.40

Ending Balance: \$56,685.11

- John reported tax exchange with the city for \$24,150.
- Board will discuss CD at June meeting.
- John will deposit \$5000 into Saratoga National MM account.

Motion to accept Financials Fil, Mary second, all approved.

**Manager's Report - John Safford**

**Sunshowers:**

John to check with Sunshowers on opening up the lines and notify Sean Kane.

**Hand Hole:**

The cover on the box is broken and sitting off the side by Dickstein property. This box contains the transformer that powers our pumping station down the hill. Water rushes through this area and has washed away the dirt underneath. Fred from Spa Electric suggested filling the area around the box with stone/top soil before fixing.

Motion for John to contact Cleveland and authorize them to fill in the hole. Because this box contains a hot wire 240v, Cleveland needs to call Fred so he's there when hole is being filled. Fil, Dick second, all approved.

**Control Panel for Pump Station**

Quotes received from LaPlante for \$4500 and Siewert for \$3818 to replace panel. John estimates 6-7 hours, two men at approx. \$150/hr.

Dean made Motion to use Siewert to replace control panel at lift station \$3818 plus labor, Dick second, all approve.

**Street Light update:**

The LED at the corner of Saratoga Circle and BR wasn't working and ironically a couple days later, all the lights went out but these issues were not related. All the lights went out because the light sensor on the pole failed and that has been restored. As for the LED light, Fred Butler from Spa Electric replaced the LED light with a \$10 replacement bulb. The life of the LED should have lasted longer and John will monitor. This new bulb is more yellow than bright. Unfortunately, we don't qualify for the National Grid grant to switch over all street lights to LED so at this time we will not switch over.

**Old Business:**

**Capital Projects:** Storm Sewer Project: Fil continues to review future work on the liner(sleeve) for the storm sewers as part of BR Phase II capital project fund. Our corrugated steel pipes life is 60-75 years and we're already in it for 40 years. Fil will add a cushion for two reasons:

- between the Doran and Guarino property, there's a manhole in the garden area and in order to do the liner, they will need to have access to this manhole.
- under Beaudoin's driveway there's a small corrugated pipe slightly crushed. Since it doesn't carry much drainage, it was never dug up and repaired however, when we do this project, we'll need to replace this pipe.

*Fil will send us an estimate before the annual meeting.*

David Collins gave Fil a number for pavement overlay in 8 to 10 years which is considerably higher.

**Edgewater Website:**

Teddy, Dean and Tracy will provide information on website to homeowners so they can review and we can discuss at the Annual Meeting.

**New Business:****Signage at Entrance:**

Dean contacted Phase I about updating the signage at the entrance. Board has requested a sketch or sample of what's being proposed. Dean will send around the information from Connie for comment.

**Slate Wall at Entrance:**

Tracy mentioned the slate wall at the entrance has shifted and is protruding in some areas. John will have Cleveland look at it.

Next meeting: Tuesday, May 16<sup>th</sup> at the Golf and Polo Club

Motion to adjourn Bob, Bill second, All in favor.

7:28p

Respectfully submitted by Tracy Riley