

Morgan Street Birch Run Homeowners Association Phase II, Inc.
Minutes of the HOA Board Meeting
Monday, March 21, 2016

Attendance: Teddy Foster, Fil Fina, John Safford, Bob Doran, Bill D'Agostino, Dean Higgins, Tracy Riley

Meeting called to order: 7:16p

Minutes of the January 18, 2016 read.

Fil makes motion to accept minutes. Teddy seconds. Vote taken and motion is carried.

Treasurer's Report for

January 2016:

Cash on Hand: \$7,711.18

Balance: \$15,314.65

Motion to accept January's Treasurer's Report Bob, Teddy seconds, approved

Financials are accepted.

February 2016:

Cash on Hand: \$15,314.65

Balance: \$12,592.37

Motion to accept February's Treasurer's Report Teddy, Fil seconds, approved

Dean will set up an "end of season" meeting with Cleveland Brothers on/before April 18, 2016.

Manager's Report

- Dickstein Home Painting (CT07): John has had several conversations with Mrs. Dickstein and she hired a contractor to do the repairs however as of today, no work has been done. Board requested John to send a registered letter with a deadline. *(John S. provided copy of letter - attached)*
- Painting Schedule: John will revise painting schedule so it's every 7 years. He will also remove the names of the paint colors since these have changed. Homeowners should contact Maxwell for color names.
- Mailbox: John will meet with Jeff Sheridan on Friday, March 25th and discuss what needs to be done. Board would like mailboxes done during April and May – weather permitting.
- Leases: John will remind property owners that Maxwell requires a copy of leases and renewals. To date the following units are being leased: 3SC, 4SC, 7SC and 18SC. *(see attachment from John S.)*
- Annual Meeting: Set for Tuesday, May 17th at 6pm in the main dining room. Bob, Dean and Tracy are up for reappointment. John and Dean will prepare the paperwork. John will send an email announcing the meeting along with copies of the Annual Meeting from last May 2015 and Proxy Ballot.

New Business:

- Riley, #1SC, submitted Modification/Architectural application form to replace a tree by their garage. Committee approved.

Old Business:

- Hospital project update and status of Commissioner Mathiesen's proposal to return property to a residential classification for Comprehensive Plan:

Dean attended the meeting at City Hall on Monday, March 21st and reported the following:

"As you know Public Safety Commissioner Mathiesen is proposing that the property on which the hospital wants to build the office building have the designation "residential" restored to it in the city's Comprehensive Plan. The first public hearing on the matter was held on Tuesday March 15th. After introducing the matter, Mayor Yepsen and John Franck recused themselves from the discussion and any vote on the matter, asserting conflicts of interest. That leaves 3 commissioners to deal with the matter.

The Council asked Bradley Birge, the City Planner, to provide background on the change to the Comprehensive Plan. His research showed that in November 2014 the Hospital made a very brief presentation to the Council (might have been the Committee studying the changes to the Plan) in support of the change to the property from residential to institutional. No mention of the project was made. The Council thereafter voted to change the designation. This turned out to be important to the consideration of the building by both the Planning Board and City Council because the Hospital could come to the Board and say the proposed building was consistent the City's Comprehensive Plan. I believe this was something the Hospital needed to insure a legal basis for the project.

Matt Jones's spoke at the meeting on Tuesday and confirmed that the recusals combined with the super majority vote requirement presented a matter of first impression and no case dealing with the issue could be found.

So, he asked the Council to hold up on any vote to change the Plan until a time when the Council had a full board to consider both the Plan and the Project. It appears the hospital's current strategy is to do nothing and wants things held in abeyance until a full Council is available to vote on both issues. I indicated that the 2 issues need not be considered together. In fact, the Comprehensive Plan should be addressed again before any vote on the project is taken by the Council. I think the present 3 members will try and figure out a way to delay the matter. At least one more public hearing will be held. Not for few weeks.

These are just my musings and notes based on memory. For your information."

- Welcome Committee will welcome new homeowners with bottle of wine and brochure

Meeting Schedule: Monday, April 18, 2016 at Dean's home.

Motion to adjourn at 7:00p; Bob, seconded Teddy, approved

**Morgan Street Birch Run
Special Assessment District, Phase II, Inc.
Minutes of the Board Meeting
Monday, March 21, 2016**

Attendance: Teddy Foster, Fil Fina, John Safford, Bob Doran, Bill D'Agostino, Dean Higgins, Tracy Riley

Meeting called to Order: 6:05pm

Minutes of the January 18, 2016 read.

Bob makes motion to accept minutes. Teddy seconds. Vote taken and motion is carried.

Treasurer Reports:

January 2016:

Cash on Hand: \$20,470.28

Balance: \$41,401.91

Money Market Account: \$15,015.83.

Reserve Account (Capital Reserve for Storm Sewer Fund): \$26,015.00

Bill requested \$5000 be transferred into Money Market account.

Motion to transfer funds into the Money Market account Bill, Dean seconds, approved.

Motion to accept January's Treasurer's Report Bob, Dean seconds, approved.

February 2016:

Cash on Hand: \$41,401.91

Balance: \$34,136.03

Motion to accept February's Treasurer's Report Teddy, Bob seconds, approved.

Manager's Report - John Safford

- Taxes paid and Financial Statements for Years Ended December 31, 2015 and 2014 prepared by McKenna & Franck, CPAs, PC distributed to the board. (*see attachment*)
- Insurance questions: Dean reviewed and has concerns that Special District name is on the policy for auto, property. John stated change underway so "Special District" is added to all policies.

Old Business:

- **Water to the berm. Dean will send Sean Kane an email regarding water sprinkler hook up.**
- **Trees to the berm. We will move ahead on the tree plantings as long as Brookside Nursery can plant during April and/or May. Tracy will contact Brookside to discuss arrangements and review with Dean.**
- **Cleveland Brothers: John will set up date to meet with board. Need to discuss sidewalk edging.**

New Business

- **Reserve Fund - Dean will put this on the agenda for next month. Need to discuss how this will be handled.**

Meeting schedule: Monday, April 18, 2016

Motion to adjourn 7:50p Bill Motion to adjourn, Dean seconds, accepted.

Respectfully submitted by Tracy Riley on April 11, 2016

