

Morgan Street Birch Run Homeowners Association Phase II, Inc.  
Minutes of the HOA Board Meeting  
Monday, April 18, 2016

Attendance: Fil Fina, John Safford, Bob Doran, Bill D 'Agostino, Mary Carr, Dean Higgins, Tracy Riley, Dick Heffern & Tom Healy via phone

Meeting called to order: 6:05p

Minutes of the March 21, 2016 read.

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

**Treasurer's Report:**

**March 2016:**

Cash on Hand: \$12,592.37

Balance: \$13,762.05

- Painting money coming in slowly although Morgan Street due date was May 1<sup>st</sup>.

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

Financials are accepted.

**Manager's Report**

- **Dickstein Home Painting (CT07):** John reports all repairs are done and ready for Powell to paint.
- **Painting Schedule:** After further review 24, 26, 28, 30 and 32 Saratoga Circle hasn't been painted for 8 years so they will be painted this summer. (John submitted a revised 7 year painting schedule - attached). Typically John waits for all the painting funds for a building to come in before contacting Powell because he pays Powell 50% upfront and the remainder at the end. Due to the amount of buildings that need to get painted this summer, the board requested John to ask Powell if he would consider power washing all units now and provide a list of repairs to each homeowner. This will get the project started and give homeowners time to decide if they want to hire their own contractor or ask Powell to make the repairs.

The board requested John to stay on top of this project due to the number of buildings and if it looks like Powell can't complete, to have a backup plan in place.

John will issue a reminder to all owners who haven't paid that payments are due May 1<sup>st</sup>.

This summer the following units will be painted:

24, 26, 28, 30, 32 Saratoga Circle

2, 4, 6, 8, 10 Saratoga Circle

11, 13, 15, 17, 19 Saratoga Circle

- **Mailbox:** Jeff Sheridan will begin painting as soon as the nighttime temperatures are above 50 degrees. Board requested John to get an approximate start date. Bill D. will have names printed for new homeowners.

**Old Business:**

- **Annual Meeting:** Set for Tuesday, May 17<sup>th</sup> at Saratoga Golf & Polo Club. The meeting will begin at 7p in the main dining room. Bob, Dean and Tracy are up for reappointment. John and Dean will prepare the paperwork which needs to be mailed 20 days in advance. John will send an email announcing the meeting along with copies of the May 2015 Annual Meeting from last May 2015 and a Proxy Ballot. This needs to be mailed by the end of this week or the beginning of next week. Tracy will send John the minutes from last year's annual meeting.
- **Hospital project update:** Mary Carr reported the hospital project is at a standstill. Matt Jones wants to wait for a new city council. The County Planning Board meets on April 21<sup>st</sup> to discuss the Comprehensive Plan and we're hoping they approve the new boundary lines of the PUD going back to 2004. So at this time, the application for the hospital has been suspended and on hold until hospital decides what to do.

**New Business:**

- **Maxwell/Edgewater notifying homeowners:** Starting immediately, when John notifies the board of mulching, pesticides, trimming, winter work, etc. and the board approves, the board requested John to email/mail homeowners immediately so homeowners have adequate notice of work being done.
- **Picnic** is scheduled for Sunday, September 18<sup>th</sup> with a rain date of Sunday, September 25<sup>th</sup>. More details to follow.

**Meeting Schedule:** Tuesday, May 17, 2016 at Saratoga Golf & Polo Club.

**Motion to adjourn** at 6:50p; Bob, seconded Fil, approved

**Morgan Street Birch Run  
Special Assessment District, Phase II, Inc.  
Minutes of the Board Meeting  
Monday, April 18, 2016**

**Attendance:** Fil Fina, John Safford, Bob Doran, Bill D'Agostino, Mary Carr, Dean Higgins, Tracy Riley, Dick Heffern and Tom Healy via phone

**Meeting called to Order:** 6:51pm

**Minutes of the March 21, 2016 read.**

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

**Treasurer's Report for Special District:**

**March 2016:**

Cash on Hand: \$34,136.03

Balance: \$39,588.85

Insurance: John reports the Special District name is now on official documents w/insurance policy. Dean and Bob will review.

\$5000 was moved to Money Market & this will be reflected in April's financials.

Motion to accept March's Special District Treasurer's Report Fil, Bob seconds, approved

**Manager's Report - John Safford**

- John states there are several cracks in the roads in Phase II that need asphalt. He will request quotes for repairing and present to the board.

**Old Business:**

- **Tree Spraying:** Each May Dulmer sprays our trees twice to control fungus. Dean asked the Board to approve spraying this May and it was approved with no opposition. John will contact Dulmer.
- **Water to the berm:** Fil and Bill will work with the Kane's to get a water sprinkler installed. Board will let the Kane's select a company (Dean has a quote from Sunshowers) and decide who will manage (closing/opening each season and reading the meter). The HOA will cover the cost until the trees to the berm are established. Dean made motion to finalize agreement with Kane's and all board members agreed with no opposition.
- **Trees to the berm:** This will be coordinated with the sprinkler installation. Dean received the contract from Brookside for \$3554 (which was previously approved) but included a Blue Spruce (\$600). This will be removed and replaced with two other trees not to exceed \$3554. Dean requested a motion to give him permission to sign the contract. All approved.
- **Cleveland Brothers:** End of winter walk through was today at 1pm. Cleveland will plant seed where grass borders pavement. Cleveland asked homeowners to water if they can to help with the growth. At the intersection of Saratoga Circle and Birch Run Drive, there are dead junipers. Cleveland will provide us a quote on removing & suggestions for replacement plants.
- Fil will review Reserve Fund for capital projects and present numbers at next board meeting.

**Meeting schedule:** Tuesday, May 17, 2016 at 7pm

**Motion to adjourn** 7:15p Tom Motion to adjourn, Fil seconds, accepted.

Respectfully submitted by Tracy Riley on May 10, 2016

