

Morgan Street Birch Run Homeowners Association Phase II, Inc.  
Saratoga Polo Club  
Tuesday, May 17, 2016

9:00pm

Motion to accept Minutes of the April 18<sup>th</sup> meeting Fil, Mary second, all approved.

**Treasurer's Report – Bill D 'Agostino, Treasurer**

April 2016 Financials:

Cash on Hand: \$13,762.05

Ending Balance: \$13,542.33

Dean motion to approve Teddy, Mary second, all approved.

**Old Business:**

**Painting of Units:**

The board is aware that the current painting communication between Edgewater and homeowners is not adequate and confusing.

The board requested in early January, John/Edgewater mail a notice reminding homeowners they are on the painting schedule for that year; the bill will follow.

Following are the procedures and the board has requested John/Edgewater share these procedures each year when painting bills are mailed.

- 1) Edgewater mails paint bill (noting, this does not include repairs)
- 2) All buildings must be paid before Edgewater contacts painting contractor
- 3) Once all buildings paid, Edgewater contacts painting contractor
- 4) All bushes/trees must be trimmed away from homeowner's townhome
- 5) Painting Contractor will power wash townhome
- 6) Contractor will provide a list of repairs with a date when repairs must be complete (homeowner can do own repairs or contract out)
- 7) Painting begins on given date

During the painting season, John/Edgewater will continue to email/mail letters to all units being painted notifying them of any delays so homeowners can plan accordingly. John/Edgewater is to keep board updated regarding the receipt of painting monies from owners to allow Board to identify any problems.

It was strongly suggested that even though Tim Powell is reasonable, next year we get 2-3 bids from other painting contractors who have larger staffs to complete the project sooner.

Board heard from homeowner Claudia Ryan - 2 Saratoga Circle

She voiced her concern on the current painting process. After she paid, she sent several emails to John asking when her building was going to be painted but never received clear, accurate information. She's been waiting to do flowers, clean windows and set out her furniture because of this. Tonight she's learned that since not all the units in her area were paid at the time of her inquiry, Tim Powell (painter) will begin painting building 11, 13, 15, 17, 19 since they were paid first. What this means is Tim Powell won't power wash and paint her building until after July 4<sup>th</sup> weekend. She has requested her money be returned and she will contact another painter who can get this job done in 2 days or delay until after Labor Day. The board agreed to delay until after Labor Day.

Motion to move 2, 4, 6, 8, 10 to after Labor Day Fil, Teddy second, all approved. Based on the new schedule, Claudia Ryan withdrew her requests to paint her unit using her own contractor and for a return of money.

Painting contractor/Powell will begin Dickstein unit and Units 11, 13, 15, 17, 19 and then move on to 24, 26, 28, 30, 32 Saratoga Circle.

Mailboxes: any mailbox that needs to be painted will be removed by Jeff Sheridan on Saturday, June 4<sup>th</sup> and returned June 6<sup>th</sup>. Any mail in the mailbox, will be placed in a plastic bag and put on the homeowners' doorstep.

Meeting adjourned 9:20p.

Morgan Street Birch Run Homeowners Association Phase II, Inc.  
**Special District**  
Saratoga Polo Club  
Tuesday, May 17, 2016

9:21pm

Minutes of the April 18<sup>th</sup> meeting. Motion to accept Mary, Fil second, all approved.

**Treasurer's Report** – Bill D'Agostino

Cash on hand: \$32,768.31

\$5000 was moved to Reserve Account

Money Market \$20,024.36

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

**Old Business:**

Water & Trees to the Berm:

On Wednesday, June 1<sup>st</sup>, Sunshowers will install a water sprinkling system from the water meter at #24 Saratoga Circle/Kane's to provide water to the berm. Brookside Nursery will plant trees to the berm in mid-June.

**New Business:**

Riley's have requested reimbursement for top soil delivery and seed to improve a side yard area by the road. Motion to be reimbursed Fil, Dean second, all approved. Riley's should submit bill to John Safford at Edgewater for reimbursement.

Motion to adjourn Teddy, Dean second, all approved.

Adjourned at 9:40pm

Respectfully submitted by Tracy Riley