

Annual Meeting Minutes 11-06-08

President Pam Aubrecht called the meeting to order at 7:10PM. Neighbors and the Board introduced themselves.

Jenny Holt, Secretary, read the 2007 meeting minutes. There was a correction to ~~the~~ minutes. Larry Bidwell stated that he was not the one who audited the books as stated in the minutes. He said it was the Roebucks who actually performed the audit. The minutes were approved with corrections.

Roy Neulicht, Treasurer, presented the latest financial report. The MHA net worth at this time is \$49,006. The estimated net worth at the end of 2008 is \$47,286. This year, the income was \$20,393 with expenses of \$20,816. Some of the additional expenses included the picnic in June and the purchases for the park.

Ben Wills, Vice-President, spoke about the activities that the Board has been involved in this past year.

- "No dumping" signs were placed behind the water treatment facility where people were dumping yard debris.
- The chipper truck came around again in May with 65 families participating in this service.
- Equipment was purchased for the park. Four tables, two benches and two bluebird houses were placed in the area for everyone's enjoyment. Ben installed all the equipment to keep costs down.
- We catered the first Picnic in the Park for the neighborhood in June. Red, Hot and Blue served over 80 people and neighbors had a chance to catch up with friends and new acquaintances.
- We approved three architectural requests. All three requests were garages.
- Improvements were made to the front entrance. A new brick wall was built in front of the ~~existing~~ sign and all new landscaping is being planted in the area thank you to Patsy Cross.
- Quarterly newsletters were delivered in the neighborhood.
- An Addendum was added to the existing directory thanks to Holly Cook.
- Spring and Fall Landscape Awards were given out with the help of Homewood Nursery.

Old Business

- Pam discussed the recommended signage for the area. The Board agreed to place one *No Soliciting* sign at the entrance to the neighborhood. Also, one *Slow, Child at Play* sign will be placed in the neighborhood to remind drivers to proceed with caution. One neighbor asked if the material for the signs could be something different than wood to increase the longevity of the signs. Pam did not know what

that would cost and felt the new board would have to make that decision if they wanted to research other materials. At this time, the signs would remain wooden.

- The front entrance brick work has been completed. Patsy Cross explained that the irrigation will be adjusted for the new landscape and that there will be additional trees added on both sides of the brick wall. The lighting will only have to be moved back to illuminate the sign appropriately.

-Ben spoke about Manchester Park and the gazebo. He asked if there was anything else that people feel should be added to the Park. Someone suggested placing trash cans in the area to prevent littering. The problem is we don't know who will empty them on a regular basis. It was suggested that the board inquire if the landscaping company would remove the trash bags for a small fee when they are doing the yard work. Also, it was suggested that we get a *For use by Manchester Residents Only* sign as we have one at the pond. A homeowner asked about the condition of the gazebo. Scott Stradling is planning to repair some of the damaged wood and possibly spot paint some areas that have some graffiti. At the time of the meeting, we were still waiting to hear back from him. It was agreed that the gazebo will probably need a complete paint job in the next year or two.

-Pam Baldwin spoke to the homeowners about the Neighborhood Crime Watch that she is organizing. She held a picnic in August and had a great turnout. She has been in contact with the sheriff's department and she reiterated how homeowners should ask for the sheriff and not the general police to report any crime. They have been very helpful with the recent crime incidents in the area. She spoke about the google group and how it is a great way to get information out in a timely manner to homeowners. She thanked Cathy Casazza and Brett Jarvis for their assistance. She stated that she is planning to have security and fire safety meetings in the future.

-Monica Legere reported that her navigation system was recently stolen from her car in her driveway. Pam reminded everyone about the importance of locking vehicles and homes regardless of the time of day or night.

-Charlie Wilkins was unable to attend the meeting to discuss the Manchester Website. Pam stated that she is unaware of the present condition and what the future plans will be regarding the changing website. Charlie has done quite a bit of work updating the website and is willing to work with the next board to get it up and running.

-The Coccarelli's spoke about the upcoming holiday luminaries. George stated they purchased 700 bags and that they have most of the ones from last year ready to be placed. We did not use the luminaries last year because of the drought and fire ban. He asked that all folded bags be returned to him by December 15th. Anyone who is able to help should meet at the pool Dec. 24th at

9AM. Twenty-three hundred bags need to be dispersed throughout the neighborhood. Many thanks go to George and Debbie for continuing this wonderful neighborhood tradition.

- The question of replacing the front entrance fence was brought up for discussion. Some homeowners feel strongly that some type of fence needs to be erected at the front entrance. The previous board (2006) sent out a survey asking *for feedback* on what should be done after it was voted on to tear down the existing wooden fence. The current board reviewed the responses and decided that the results were inconclusive and that we were not going to do anything at the time. Looking back in the secretary's notes, 28 out of 122 homeowners responded to the survey. In the 2007 Winter newsletter, we wrote an article addressing the fence and asked for any feedback especially if someone really disagrees with the Board. The Board received no correspondence regarding the front entrance fence or lack of fence. As discussed in the meeting, we have the funds to replace the fence. It is a matter whether the majority of homeowners feel this is necessary and then it needs to be decided what type of fence to install. Patsy Cross kindly volunteered to create another survey and help coordinate this project with the current brick wall and sign.

New Business

-The current neighborhood covenants were addressed. Pam explained that no Board wants to feel like they are the police looking for violations. The covenants were put into place to be used as guidelines. Pam discussed how the Board had to contact an attorney regarding an issue over a fence that was recently installed. The Board explained that fences do not need approval with the current covenants. Abby Ingraham has requested making changes to the covenants to avoid future problems. She proposes creating a committee to examine the current covenants and look at changes that could be made to be more specific with restrictions. Abby suggested that something be mentioned that homeowners and the Board give a 30 day written notice to surrounding neighbors about an upcoming project on the individual's property (i.e. fence or shed). A vote was taken and it was approved that a committee be formed to possibly update the covenants.

-A list of neighborhood topics was made for the incoming board.

- 1) Forming of a committee to work with an attorney to examine current covenants and to possibly make changes (contact Abby Ingraham).
- 2) Look at creating an email system to communicate newsletters and other information (check with Charlie Wilkins).
- 3) Create a survey to reach a decision about having a fence at the entrance (contact Patsy Cross).
- 4) Research the possibility of lighting the gazebo and parts of the park (contact John Dignan to research further).

- 5) Contact the county about repaving the street and replacing vandalized speed limit signs.
- 6) Increase the lighting along the streets.

A homeowner explained that if a street lamp post is out, call PSNC and the company will replace the light. You may need to read the number on the side of the post for them to know the location of the pole.

- The following homeowners were elected to the next Board. Their responsibilities will begin in several weeks.

President – Mike Burkitt
VP – Matt Fontaine
Secretary – Dan Kelly
Treasurer – Roy Neulicht

-Thank you to the following people for their service in 2008:

Patsy Cross – designing and planting of the front entrance
John Dignan – completing electrical work
Pam Baldwin – forming the Crime Watch Program
Monica Legere – welcoming new neighbors
Holly Cook – creating directory addendum
George and Debbie Coccarelli – holiday luminaries

-Fall Landscape Awards were announced. The winners are:

First place - Bill and Annette Lassiter
Second place - Chris and Cindy Brown
Third place - Michael and Allison Hyde

Pam discussed wanting to show our appreciation to Tina Mast from Homewood for the time she volunteers to do the awards. A vote was taken and the Board will purchase a \$100.00 debit or visa gift card that she can enjoy.

The Annual meeting was adjourned at 9:15PM