Board Members Present: Kathy Duvall, Patty Graziano, Pete Harrigan, Pat Henry, Joe McDonnell, Marv Reinhart, Dave Tyma

The meeting was called to order at 10:00 AM in The Meadows Clubhouse by Kathy Duvall, Board President.

Reading and Approval of minutes: Meeting minutes for December 11, 2012, with minor changes, was unanimously approved by the Executive Board (EB) and will be posted on the HOA website.

Treasurer’s Report: Patty Graziano reported that outstanding bills had been paid and that the majority of the residents had paid their dues.

There was a brief discussion regarding the improvement on the investment return on the capital reserves.

There was confusion regarding the budget. It was clarified that the fiscal year is from January thru December and we are now in the 2013 fiscal year. The prior budget approved at the 2012 annual meeting, designated FY 2013, will have to be adjusted and the FY 2013 budget be approved at the 2013 annual meeting. $5,000 was provided in the budget approved at the 2012 annual meeting for capital reserves and it was agreed that $5,000 should be deposited in capital reserves immediately.

Jim Blakeslee has recommended that $10,000 be put in the FY 2013 budget for capital reserves.

It was moved by Joe McDonnell that the Treasurers report be accepted, seconded by Marv Reinhart, and unanimously approved.

Architectural Committee: Kathy Duvall reported that there were no outstanding requests before the Committee.

It is currently planned that the home at 3 Madaket will be rebuilt by Schell Brothers. The foundation will be replaced and the external elevation will reflect one
of the Ranch styles originally constructed in the community. The Board will do everything possible to expedite the reconstruction.

The "Policy: Exterior Colors" developed for the Board by Pete Harrigan was discussed. This policy defines the colors which were provided by the builder and if requested by residents for their shutters, siding, and front doors will be approved. This policy will be enforced beginning January 8, 2013. A motion was made by Marv Reinhart to approve this Policy as written, seconded by Joe McDonnell. Passed [Y:6, N:1]. All other doors, including garage doors, shall remain white.

There was further discussion of the painted garage door at 33 Wanoma Circle which is a violation of the Restrictions. Marv Reinhart suggested a meeting with the homeowner and the Architectural Committee. It was agreed that that was a good idea and a meeting will be scheduled.

**Pool & Clubhouse** : Kathy Duvall reported that the new pool sand filter was in the warehouse and will be installed in April. Bids are currently being obtained for the skimmer basket repair which will be scheduled for April.

The pool and clubhouse rental contract prepared by Marv Reinhart was discussed and a motion made for approval. Joe McDonnell made the motion that: (A) The 2 part document (Information page and Contract and Rules page) for the rental of the pool and clubhouse be approved and (B) That the motion made at the December board meeting be amended to "all rentals shall be by a Meadows homeowner or an organization or group which is sponsored by a Meadows homeowner." Seconded by Pete Harrigan and unanimously passed.

**Pond** : Dave Tyma reported that the ponds were in good condition and that the contractor would be trimming the bushes in the next month or so.

The geese have returned and, while there are no permanent deterrents to their visits, residents are discouraged from feeding them.

**Landscaping and Common Area Maintenance** : Marv Reinhart reported that the contract with STI for the maintenance of the common areas had been signed and that the committee would meet with STI so that there would be a clear understanding of the HOA expectations.

The crepe myrtles have been trimmed and the cypress staked. Due to the high winds and the apparent improper staking of the cypress we have had 5 of them blow over and some have been lost. Those which are not lost will be restaked.
properly. There was a discussion of a long term plan to replace the cypress. It was decided that the cypress would be replaced only as necessary.

2 proposals have been received for the fertilization and herbicide treatments of the irrigated common areas. Marv presented his evaluation and recommended that Craig Morton be selected at a price of $1,180 for two treatments, the first in March.

Marv made the motion that: we accept Craig Morton's bid for two fertilization and herbicide treatments for a total of $1,180. The irrigated common areas to be treated are the common areas; along Old Landing Road, the area around the clubhouse, and along Coatue Blvd. Seconded by Pete Harrigan and unanimously approved.

**Long Term Planning:** Joe McDonnell, no report.

**Social Committee:** Kathy Duvall, no report. The dates for future events would be determined in the near future.

**Old Business**

**Governing Document Updates and Revisions:** Pete Harrigan reported that Ms. Zrake, our lawyer, had reviewed the proposed changes and responded to his questions. She suggested some minor changes to the proposed documents and approved the elimination of one of the three documents we now have are acceptable. It was decided that the complete revision of the documents was the correct way to proceed now and that they would be amended in the future. Some interpretations of the new law suggest that we have 3 "at large" board members. The Board decided that the present 2 at large members would remain the same since it resulted in decisive vote results.

The process of distribution of the proposed documents, explanation and response to questions and voting were discussed, including having a special meeting to explain the documents and respond to residents questions.

Pat Henry voiced concerns about the distribution and voting process. Additionally she was concerned about the addresses used for HOA mailings. Pat Henry made the motion that: all mailings to homeowners from all Board members, including the Secretary, be sent to the address of record that is used by the Treasurers mailing list. Seconded by Marv Reinhart. Failed [Y;1, N:6].
It is noted that the monthly meeting of the Board is open to all residents who have a concern or wish to be heard. It is requested that residents provide the Secretary the item(s) to be discussed in advance of the meeting in a timely manner so that they may be incorporated into the Order of Business for the monthly meeting.

**New Business / Board Member Issues**

There was no further business to be conducted by the Board.

The meeting was adjourned at: 12:10PM

Next scheduled meeting: 10:00 AM, Tuesday, February 12, in the Meadows Clubhouse.

**Attendees:** Sharon Kanter

Submitted,

(Original Signed)

Joseph F. McDonnell, III
Secretary