

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE REGULAR and BUDGET MEETING of THE BOARD of DIRECTORS

October 21, 2015

7pm at the Pool Pavilion

### APPROVED

1. **Call meeting to order:** by the President at 7: 00 pm
2. **Roll call:**
  - Richard Denza, (President) - present
  - Patti Wielgus (Vice President) - present
  - Keith Paradis (Treasurer) - present
  - Scott Remson (Secretary) - present
  - Stan Pietrowski (Director)- present
3. **Approve Minutes of September 21, 2015-** Patti Wielgus motioned to approve the Minutes and Scott Remson offered a second. The decision was unanimous.
4. **Reports of Officers, Committees, or Agents**
  - **Officers-** None
  - **Manager** – Scott Armison with SCPM delivered the current financial balances, Operating account - \$87,583.98, Reserves - \$140,208.09 and Receivable - \$35,981.75, total assets of \$276,565.99. Scott also reminded those present of the compliance procedure we have begun however will recap the policy later in the meeting. Scott made a request to the Board, he respects all and their positions however and he is available to them for questions and comments. However with five board members his primary contact is the President. Recently one Board member called is phone five times in a row and when the call was finally returned the members never introduced himself or what community he was with and blasted Scott. In the end all the questions needed to be directed to the Board as Scott suggested, none ever came. So for time sake Scott will report and get direction from the President.
  - **Committees**
    - **Architectural Review Committee-** None at this time, Richard reminded them they need two signatures. It was explained they are receiving them via email in a scanned PDF. If they can't meet in person, the chairperson can indicate approved or not, sign it and send back, the others can respond as well via email. This will expedite the process.
    - **Contract Committee-** None
    - **Social Committee-** Patti Wielgus reminded everyone of the social planned for

Friday 10/30/15, the food is HOA sponsored, water and soda will be provided however please feel free to bring your own beverage. Also the community yard sale is 11/21 from 8am -2pm. Both are posted on the website.

- **Infraction Hearing Committee-** None at this time, due to the number of fine letters that may be going out this week. It was suggested Scott hold a brief meeting with the committee as to what to expect should a hearing is requested. Scott will organize a meeting in the coming week or two.
- **Communication Committee-** Nancy Remson announced the fall newsletter is expected out the 1<sup>st</sup> week of November, She introduced it will feature the option of receiving the publication via email, also another means of distribution, the newsletter is now on the web page, both of these are great for the environment and cost effective.

## 5. Old Business

- **Monument Sign** – Richard Denza delivered an update on the sign. All is moving forward, he anticipates is to take 2-3 months for completion, possibly by Christmas. Pictures of the final look are posted in the information boards near the pool and mailboxes.
- **Play Ground Improvements** – Tabled, Richard reported we are expecting a bid soon to refurbish the existing structure, possible id Board approved add a bench with a cover. Consider a “soft deck” made of rubber however heard this is very expensive so continuing with mulch will most likely be the direction we go.
- **Sod replacement-** Most areas are complete, contact the Board or Property Management if otherwise. As to irrigation we are now on the winter schedule, 1 time per week for about 20 minutes.
- **Compliance Procedure with Fine Letter-** The Board reviewed the fine letter to be used for those homes not in compliance with the CC&R’s to aid in correcting and maintaining the look of each home and the community. Scott Armison reminded the Board of the procedure: 1<sup>st</sup> letter requesting correction, if not corrected, 14+/- days later a 2<sup>nd</sup> letter requesting correction, if not corrected 14+/- days later (30+ days from original) a certified return receipt “fine” letter with a photo of the violation(s) is mailed. Owners who request a hearing will have that right to one. Owners who fail to respond will have 40 days (\$25.00 per day) until the full maximum fine allowed by the State is reached. Scott explained in his experience, once the certified letter is received many will correct the problem, if they don’t, they rarely request a hearing.

## 6. New Business

- **Lawn Care, Irrigation and Fertilization Agreement-** Richard reviewed current concerns and issues. Patti Wielgus motioned to terminate the US

Lawns contract in 60 days or 12/31/15 as required in the contract. Keith Paradis seconded and with no further discussion the motion carried unanimously.

- **2016 Budget** – Richard began the review of the 2016 Budget announcing no increase to the monthly assessments and opened the table to the Board for questions and comments. Keith pointed out a few line items, such as the increase to irrigation due to the recent number of vales, solenoids and other non-contract related issues. Scott asked about the increase in accounting, this is for a review of the books by a tax accounting firm. Stan inquired about pool resurfacing, with concern it will be more than we have, the balance needed will come from deferred maintenance. Patti Wielgus motioned to accept the proposed 2016 budget as is. Scott Remson seconded and with no other discussion the motion carried unanimously.

7. **Adjournment** – 7:49 pm, Richard Denza motioned to adjourn, Patti Wielgus seconded and all agreed, the meeting ended.