

HUNTERS BROOK HOA INC

INFORMAL MINUTES

BOARD MEMBERS PRESENT:

John Lavin, Vince DiLauro, Dan Komorowski, Regina Cedino

DATE: December 29, 2015

TIME: 8:30 pm

LOCATION: Conference Call – FreeConferenceCalling.com

Meeting called to discuss current snow removal program, delinquent HOA members, and the purchase of salt for the mailbox area.

Topics and Resulting discussion.

Progress of Snow Removal Contract

Board members have been actively seeking contractors to remove snow from the Crane Rd sidewalks and mailbox area. We received very few responses. We did choose the lowest bidder at \$375 per snow event. We have requested that they only remove snow at the direction of a board member, on an event by event basis. We are awaiting a reply.

We have approved the purchase of a small pail with lid, several bags of calcium chloride and a spreading scoop. These will be placed in the mailbox area. Homeowners are requested to assist in the removal of ice by manually spreading salt in the mail box area, as needed.

In an effort to save money, the board has voted to **NOT clear snow** from the Carriage Road cul-de-sac, as well as the Helm's Mill cul-de-sac. We believe that it is un-necessary. Should any home owner, in good standing, oppose this decision, please contact the board.

Delinquent Monthly Assessment Home Owners

We reviewed the December Arrears Report generated by our management company, Community Management. Because of our monthly effort to reduce the number of delinquent owners, we have a very small number of properties that owe the association many months of dues. This figure is about 2%. When we started our reminder mailings program, the number of delinquent owners was approaching 25%. Big improvement.

We will be requesting that our attorney, notify 2 properties that a lien is eminent unless individual property balances are brought current.

Meeting adjourned at 9:20