

Woods of Wayne Homeowners' Association

Board Meeting Minutes 11/02/2008

I. Call to Order

Roger Orban called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting at 7:30 P.M. on November 2, 2008 at the Aigner residence.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes.

The following persons were present:

Bob Reed
Mark Soppi
Curt Aigner
Mario Conte
Jennifer Donatelli
Patty Orban
Jeff Mc Call
Ted Matuszewski
Steve Joyaux
Roger Orban
Jay Beaton

The following person was absent :

Marianne Pope

III. President's Report – Roger Orban - There was an accident at the corner of Magnolia and Forsythia on November 8th. The accident involved two vehicles,

and the Yield sign was knocked down in the incident. Roger will contact the Wayne Police to get a copy of the police report. Whoever was responsible for the damage will have a claim against their insurance for the sign replacement. Approximate costs involved \$300.00.

There is an upcoming court date on the Fanella case for back HOA dues and fees on November 20th. The HOA is looking for judgment on the amount of \$10,802.70 together with accruing interest. This amount includes all that is owed to the Woods of Wayne HOA, plus all attorney's fees and costs expended to collect against our lien. The court has not yet issued the judicial sale of the home, and may consider other means of collection against Fanella such as wage garnishment.

IV. Treasurer's Report - Patti Orban – Patti presented the status of 2008 P & L and Balance Sheet. A motion was made and passed to keep the existing 2009 budget, along with the annual dues at \$660.00. An additional line item was added to the budget for un-collectable dues, and expenses. All of the annual dues are paid except homes under foreclosure or bankruptcy. All other expense areas are within budgeted amounts. All adjustments, corrections or addendums for 2009 will be made and e-mailed to board members for review at next quarter meeting.

V. Committee Reports

- a. **Architectural Review** – Mario Conte - There is three homes at completion and requests have been make for deposit refunds. No new construction or exterior remodeling plans submitted.
- b. **Landscape**- The Magnolia Lane Entry Way completed. Proposals gathered for Mountain Ash entry way refurbishment in spring when budget allows. No further up-dates until next meeting. Marianne Pope not in attendance.
- c. **Communications** – Curt Aigner -The previous meeting minutes and miscellaneous up-dates posted to web site. New web site proposal discussed and will be addressed in fall of 2009 pending budget allocation. Approximate yearly cost \$1200.00.
- d. **Roads** – Mark Sopi- The roads had crack repair done in October, cost \$4000.00. The contractor has stated road condition getting worse than previous year. The board members discussed a spring crack repair and seal coating to extend the road surface life over the next few years. Also preliminary estimates for this to be gathered and discussed when available. The snow plowing contracts were received and reviewed for 2008/2009 winter. The bid from Kozak Landscaping was

approved due to being most reasonable and fair with hourly costs, snow fall charges and salting.

- e. **Ponds** – Jennifer Donatelli- The North and Middle pond aerators to be removed and stored for winter. The water quality much improved on both ponds this year. The south pond would need to be tested in spring for water quality. An aerator should also be installed to curb algae growth. No chemicals or very little in south pond due to wetlands area. The Geese Patrol continues in spring, but late fall would be re-considered. No increases in costs for 2009 season.

VI: Adjournment: Roger Orban closed the meeting at 9:00pm.

VII: Minutes submitted by: Curt Aigner