

## Minutes from the McNaughten Grove Homeowners Annual Meeting

October 7, 2021 7pm

Board members present: Brad Crader, Charles Carr, Dan Rollins, Anita Ross, Mark Weinstein.

The meeting was called to order by board president Brad Crader at 703pm with the largest turnout in recent years- 72 homeowners in attendance at Peace Lutheran Church sanctuary.

The attendees were welcomed by Brad Crader. The floor was turned over to Mark Weinstein who handed out copies of the association financial report to the attendees. He reported on the money that was recouped from the cancelled wall rebuild and the money in our current reserves. He opened the floor to questions and there were none.

Charles Carr was granted the floor and he reported about discussions he has had with Brightview Lawn Care about concerns regarding mowing and trimming problems. He is speaking to the Brightview supervisor each week that they come and he is walking the neighborhood as they mow. He assured the homeowners in attendance that he is aware of Brightview causing ruts in lawns, crabgrass growing, and edging problems. Mr. Carr has reached out to other lawn care companies to get bids. The board feels that we need to find a company who is willing to use smaller mowers.

Mr. Carr ended by telling all in attendance to call or email him with problems or concerns. All board member phone numbers and emails are listed on the association website.

Brad Crader and Charles Carr next addressed the issue of the entrance walls. Several contractors have agreed that they can be repaired. We have received three bids with three very different prices and also three different work scopes. Currently the most work inclusive bid was \$17915.00 which would include removing all stones from the south wall, affixing them in the correct way by assuring there is mesh under the mortar, redoing the stucco on the rear of both walls, and recapping both walls and pillars with limestone caps which extend beyond the wall in order to provide a drip edge. The previously applied caps had deteriorated. The stone will also be sealed.

Homeowner Dan Carpico stated that he knows a mason who could provide the work for considerably less money. It was agreed that we will speak to the mason and have him submit a bid and time estimate.

Discussion occurred about hiring only licensed, bonded, and insured companies. The board agrees that this policy is best.

Brad Crader asked for a vote from the homeowners present to proceed as soon as possible with wall repair if we can get the specified repairs done for \$17915 or less from a licensed, bonded and insured contractor. The vote was unanimously in favor of this plan.

Lighting the wall will be added to the agenda at a later date. At this time the repair takes precedence. Several in attendance voiced a desire for the wall to be lit.

One homeowner asked about the possibility of security cameras near the entrance.

Dan Rollins next introduced himself and spoke about the committees we have formed and asked homeowners in attendance to sign up on the committees. Sign up sheets were provided for :

- Committee for the review of the by- laws of the association
- Committee for standardization of home appearances (paint/masonry etc)
- Welcome committee
- Beautification committee
- Social committee

A member suggested beginning a block watch committee and he was encouraged to do so and be the head of the committee. We encouraged others to approach the board with other ideas for committees.

Anita Ross introduced herself and informed the members present that the board wants to be available to the homeowners and that our phone numbers and our email addresses are listed on the website. The website address was repeated. She stressed that the board wants to be transparent with the members and encouraged them to contact us with questions or problems.

One of our current board members has resigned. Four other persons on the original voting list were contacted about taking his place. Two demurred and two agreed. The two persons agreeing to be on the board were Hope Foster and Paula Weinstein. The homeowners in attendance were asked to vote for approval of each. The vote was in favor of adding both women to the board. The board will now consist of 7 persons

Several homeowners asked about the possibility of having semi-annual community meetings. This will be discussed.

With no further questions or discussions with meeting was adjourned at 817pm.