

2014 AWA Annual Meeting Minutes

Introduction and Election of Officers

The 2014 Annual Meeting was held on Tuesday, October 28th at Munson Library. AWA President, Sigurd Nilsen called the meeting to order at 7:35 pm, welcomed everyone present and introduced the Board members and Property Manager. The Secretary determined that a quorum was present. All Board members (Sig Nilsen, President; Peggy Matthews-Nilsen, Vice President; Bruce LaBonte, Treasurer, and Jim Barnhill, Secretary) were re-elected. In addition, Jim Barnhill, who served as Acting Approvals Chair, was elected to serve as Approvals Chair.

Financial Report

Bruce LaBonte presented the Financial Report. pointing out, that among other things, landscaping was our biggest expense last year, that we have a reserve, and Annual Dues are 99% paid.

Property Manager's Report

Steve Abdow presented the Property Manager's Report. The long-term plan is being followed, and the Common Property is in good shape. Some landscaping was deferred this year because of sewer construction uncertainty. AWA will remove snow from a couple of sidewalk Common Property areas in winter. He reminded everyone of Annual Dues and pointed out the increasing late fees if they are not paid on time. He noted that 99% are paid without difficulty.

Sewer Extension Project Update

It was announced that Jason Skeels, Town Engineer, unexpectedly could not attend the meeting. There was general discussion concerning the sewer connections and schedule. Sigurd Nilsen relayed the news that there would be a delay in Phase 2 construction, which created general unhappiness. Residents were urged to be proactive and check on the placement of their sewer connections to make sure they were properly located and to advise the Town if the location needs to be changed. Residents were reminded that permanent re-paving of streets will not occur until at least the end of Phase 1 construction (for the Phase 1 area) because of requirements to allow the soil to settle around the new sewer pipe.

Sidewalk Repaving Petition

It was announced that a Petition was needed to request that the Town repair and re-pave the existing sidewalks as part of the re-paving of neighborhood streets since the sewer fund will not pay for paving sidewalks. Peggy Matthews-Nilsen distributed clipboards containing the Sidewalk Paving Petition. A number of residents volunteered

to collect signatures on their streets. It was noted that it is important to have all voters residing in a house sign the petition, not just one resident. Members were asked to update resident's contact information when they ask for signatures on the Sidewalk Paving Petition.

AWHA By-Laws

Jim Barnhill introduced the new By-Laws. He clarified that the new By-Laws govern how the corporation conducts business; they do not alter or replace what were previously called "By-Law Restrictions" and it was voted to now refer to these as "Master Deed Restrictions". A motion was duly made and seconded as follows: To amend and replace the By-Laws of Amherst Woods Property Owners Association, Inc., or, in the alternative, to adopt By-Laws, as present at the meeting and published on the AWhA website. The motion carried unanimously except for one dissenting vote.

It was also voted to amend the name from Amherst Woods Property Owners Association, Inc., to Amherst Woods Homeowners Association, Inc., and to authorize any and all officers to file such papers and pay such fees as will be necessary to effectuate the name change.

Master Deed Restrictions

There was significant discussion about the Master Deed Restrictions. Some members expressed the desire to change some of the restrictions because they felt they were out-of-date. It was agreed that residents would submit restrictions that they wanted added or changed to the Board, who would present recommendations based thereon at the 2015 Annual Meeting. Jim Barnhill informed members that a court could enforce the restrictions, and that homeowners might be forced by a court to remove violations at their own expense and to restore property to a condition conforming to the restrictions.

Solar Project Update

Sig Nilsen provided a brief update on the proposed solar project on the Old Landfill site, noting the case was still in Superior Court. Members were referred to the AWhA website for more information.

The meeting was adjourned at 9:14 pm.