

2012 AWA Annual Meeting Minutes

Introduction and Election of Officers

The AWA Annual Meeting was held on Tuesday, October 23, 2012 at Munson Library. There were 35 residents in attendance, 3 Board members, our Property Manager and one guest considering a move to Amherst Woods.

AWHA President, Sigurd Nilsen called the meeting to order, welcomed those present, and introduced current Board Members, Bruce LaBonte, Treasurer, Svetlana Prokofiev, Secretary and Property Manager, Steve Abdow. Reading of the Minutes of the last Meeting was waived.

President, Sigurd Nilsen opened the Election of 2012 Board Members. All Board Members noted their intent to continue on the Board and were voted in to remain in their current Board positions. Nominations were made for two unfilled positions: Peggy Matthews-Nilsen was voted in as Vice President, and James Triplett was voted in as Approvals Chair.

Treasurer's Financial Report

AWHA Treasurer, Bruce Labonte, presented the Treasurer's Report, stating that expenses and revenues of \$23,000 were about equal for fiscal year 2011/12 and noting a reserve of approximately \$11,000.

Property Manager's Report

AWHA Property Manager, Steve Abdow, presented the Property Manager's Report. He detailed some of the landscaping costs in the past year and noted that approximately \$4,000 was spent in tree maintenance related to damage caused by the October 2011 storm. He noted in the upcoming year, the focus will be on planting perennials. He thanked residents, Dolly Jolly and Denise Gagnon, for their help and guidance in making the common property more beautiful. He noted that collection of Annual Dues used to maintain our common property, is at 99% compliance. He also stated that his responsibilities include working with residents toward compliance with our neighborhood restrictions. Residents were reminded to send in payment for Annual Dues, noting there is a \$20 discount for payment before December 1, 2012.

Deed Restrictions

During the meeting, a question was raised whether the Board should revisit the issue of approval being required in choosing house paint colors as part of the neighborhood Deed Restrictions since the choice of paint color impacts home values. It was noted that a requirement for approval of house paint colors based on a palette of muted earth-tones, was removed from the Restrictions in 2005.

AWHA Website

Peggy Matthews-Nilsen discussed updates she has made to the AWA website. She described some of the new website features including Neighborhood News, Common Property updates, Useful Web Links (such as a link to the Rail Trail Rehabilitation Project), Lost Pet listings, and Holiday Events (like the neighborhood Haunted House) etc. She encouraged residents to use the AWA website and to contact her by phone or email with items to be posted to the website. She requested residents send in their updated email addresses for the Neighborhood Directory, which is also in the process of being updated.

Sewer Extension Project Update

Sigurd Nilsen gave a brief overview of the Sewer Extension project and the street paving schedule. The overview is available in the "**Neighborhood News**" section of this website under "**Update on Sewer Extension.**" Town Engineer, Jason Skeels, then took the floor to answer questions from residents. He stated that the project design is still in the planning stages and when completed, a link to the plan will be available on this website. He also noted that one option being explored would be the use of common property easements through a section of the Robert Frost Trail that would eliminate the need for grinder pumps in certain instances. He also brought a map of the neighborhood and spoke with residents about whether their property might require a grinder pump or be gravity-fed.

Gas Lines

The discussion of the sewer project also raised the issue of whether it would save money to have the gas line extended to streets while the roads are disrupted with sewer line construction. It was noted that the gas line does not run under the street like the sewer line, but is run through a small trench on the grassy area next to the curb. It was suggested that there might some cost savings in bringing a gas line from the curb area across the homeowners lawn in the same trench used to bring the sewer line to the home as well as the possibility of reduced cost if several neighbors negotiated a price.

Solar Project Update

Sigurd Nilsen gave a brief update on the proposed solar project stating that the lawsuit opposing the location on the Old Landfill site is still pending in Superior Court. A discussion among residents followed about whether the AWA should take a position on the proposed solar project in our neighborhood. It was decided that the Board would discuss if there is an appropriate role for AWA on this issue while all agreed it would not be appropriate for the Board itself to take a position on the project. It was also noted that factual information about the proposed solar project is posted on "**Update on Solar Project**" on this website under "**Neighborhood News.**"

Shade Tree Project

The Town Shade Tree Project was discussed and it was noted that residents can apply for a tree to be planted free of charge on the median in front of their homes, if they agree to water and care for the tree for 3 years. More information on the project and a link to request a tree, is available in an article entitled "**Shade Tree Project**" under "**Neighborhood News**" on this website.

The Meeting was adjourned at 9:35pm.