

2015 AWAH ANNUAL MEETING Minutes

Introduction and Election of Officers

The 2015 Annual Meeting was held on Tuesday, October 20th at 7:30pm, Munson Library. AWAH President, Sigurd Nilsen called the meeting to order at 7:35 pm. The reading of the Minutes of last year's Annual Meeting was waived, approved and submitted. Board members (Sigurd Nilsen, President; Peggy Matthews-Nilsen, Vice President; Jim Barnhill, Secretary) were re-elected. Jon Triggs (not present) of Alyssum Drive, was elected Treasurer with Bruce LaBonte, stepping down after many years of excellent service as Treasurer.

Financial Report

Bruce LaBonte presented the Financial Report, noting that the AWAH is in good financial condition, although slightly over budget due to atypical snow removal costs and legal expenses related to lapsed Master Deed Restrictions. A discussion followed about the budget, with Bruce comparing our budget to the Echo Hill neighborhood with similar line items. There was a discussion about the management fee being 25% of the cost of Landscaping, but it was pointed out that this fee includes collecting dues and the cost is about \$25 per household per year. The budget for 2015-16 was voted on and unanimously approved.

Property Manager's Report

Steve Abdow presented the Property Manager's Report, noting that Landscaping suffered temporarily due to the Sewer Extension Project. He issued a reminder to pay Annual Dues and the savings when payments are not late. A discussion took place about the duties of the Property Manager and the value of this position to the neighborhood. He noted that the two Amherst Woods neighborhood entrance signs would be cleaned.

Master Deed Restrictions

Jim Barnhill, Secretary, provided background on the process of discovering that the Master Deed Restrictions had expired. It was confirmed that the AWAH is still a legal entity and will continue to collect Annual Dues. A substantial discussion ensued regarding Deed Restrictions with the vast majority of those present at the meeting indicating by a show of hands that they were in favor of reinstating some form of deed restrictions. It was agreed that the Board would form a committee to solicit neighborhood opinion to see if there is enough support to move forward with reinstating some form of restrictions.

Sewer Extension Project Update

Sig Nilsen presented a report on the Sewer Extension Project, street and sidewalk re-paving. He stated that the Sidewalk Petition was delivered to the Town on August 10th, 2015. See website for details.

Various Updates

Peggy Matthews-Nilsen presented a report on the Town's proposed solar projects on the New and Old Landfills. Peggy provided an update on the Neighborhood Directory and website. She also led a discussion on the possibility of improving paths through neighborhood woods leading to the Norrwotuck Rail Trail, but this was deemed too complicated given issues with private property rights and extensive poison ivy along the paths, so the idea was dropped.

The meeting was adjourned at 9:17 pm.