

2017 AWA Annual Meeting Minutes

Introduction and Election of Officers

The 2017 Annual Meeting was held on Thursday, October 26th at 7:15 p.m. at the Munson Library. About 26 homeowners attended, including Board Officers. The reading of the Minutes of last year's Annual Meeting were waived, approved and submitted. Minutes are posted on the AWA website. Jim Barnhill, Secretary, is stepping down, as is Katy van Geel, Treasurer. We truly thank them for their service to the neighborhood. Board President Sigurd Nilsen and Board Vice-President Peggy Matthews-Nilsen were re-elected for two-year terms. Terry S. Johnson was elected Secretary and Nigar Kahn was elected Treasurer, also for a two-year term.

Financial Report

Katy van Geel gave this report. AWA spent more money last year than budgeted due to: (1) landscaping needs, particularly moving boulders onto some of the cul-de-sacs; and (2) professional legal services for tax forms. We had more money than usual going into last year due to buying less plantings, and the excellent job that Denise Gagnon and the landscaping company have been doing. Steve Abdow added that there has been no dip in reserves for years and that we have about \$12,000 in reserves at this time.

Property Manager's Report

Steve Abdow continues to thank residents for promptly paying the annual dues, which have remained the same for years. Only two homes did not pay, and they were referred to a collection agency. He also mentioned Denise's Gagnon's wonderful work with the landscaping as this work helps maintain our property values.

Deed Restrictions Committee Update

Amy Glynn, Chair, discussed the committee's work. After due diligence, they decided NOT to pursue re-instating restrictions. Amy reminded us that 2/3's of Amherst Woods residents completed a survey in 2016 about restrictions, and 87% of participants supported re-instating 8 restrictions. After studying the issue, talking to lawyers, and Ellen Story's office, the committee realized that there are many downsides to trying to reinstate any restrictions. These negatives included the fact that the state legislature would have to pass a law to make these possible, and the process would require significant legal work, which might be challenged. In addition, restrictions could not be enforced by our association. Only individuals could sue for lack of compliance. It was also noted that realtors feel that restrictions are looked down upon in today's market. Peggy reminded residents to be good neighbors. The biggest issue seems to be the removal of trees, and neighbors need to discuss landscaping needs with each other. We thank the tireless and thorough work on this committee including Any Glynn, Kara DeMichiel, Steve Abdow, Denise Gagnon, Kathleen Teagno and Jim Barnhill.

Sewer Extension Project Phase 2A

Jason Skeels, Town Engineer (and Amherst Woods homeowner) presented a detailed update on the current Phase 2A sewer project, (Phase 2B is the label for the future project for Station Road, Iduna Lane and Cortland Drive). Jason's comments included information on the remaining work for this phase. In summary, schedules for completion of the sewer work are changing due to weather issues and waiting for parts. Final paving for Alyssum, Indian Pipe, Foxglove and Trillium Way will depend upon town funding in 2019. Paving of Wildflower Drive and Larkspur Drive, between Wildflower and Rt. 9, will likely be delayed until after Phase 2B is completed because the contractors will need to use the staging area on Wildflower Drive (adjacent to the Old Landfill). Foxglove Lane may have to wait to be completed until the spring 2018 as they await the arrival of materials. Trillium will take 6 - 8 weeks, if no problems. The pump station on Wildflower Drive still has to be built. When the pump station is completed, a white oak wood fence will be installed around the structure, the propane tank will be buried and landscaping will be planted. All grounds in the construction area will be loamed and seeded spring 2018. Jason thinks that if the street work is completed by this December, then testing may occur in March. By mid-summer of 2018, the pump station may be active. Some residents could possibly connect to the sewer fall 2018. Jason suggests getting three estimates during the summer of 2018 since estimates can vary greatly. Peggy stated that there is a list of several contractors on the AWA website as a starting point to get estimates.

Sidewalk Paving Petition

Sig will talk to the Town Manager about the last petition asking for sidewalks to be re-paved so that we can begin to advocate for sidewalks to be re-done when the paving of this last phase is scheduled.

Welcome Committee

Eliza Frasier of Wildflower Drive said that 9 residents responded to her request to form a committee to welcome new residents. The committee will meet soon.

Neighborhood Celebration Committee

In the near (or perhaps not so near) future, Peggy would like to start a committee to plan for a neighborhood-wide celebration of the completion of the Sewer Extension Project. Such a celebration, probably to occur in the fall of 2019 or spring 2020, would include activities for children and adults.

Neighborhood Directory

Peggy continues to send out updated copies of the directory twice a year. Please email her with any changes to your contact information.

The meeting was adjourned at 8:35 pm.