

2013 AWhA Annual Meeting Minutes

Introduction and Election of Officers

The 2013 Annual Meeting was held on Tuesday, October 29th at 7:30 pm at Munson Library. AWhA President, Sigurd Nilsen, called the meeting to order, welcomed everyone present, and introduced the AWhA Board members and Property Manager.

Missing AWhA Records

It was announced that AWhA Secretary, Svetlana Prokofiev, would be stepping down from the **AWhA Board**. James Barnhill, of 54 Larkspur Drive was unanimously elected to fill the Secretary position. It was also announced that several boxes of **AWhA records** have gone missing over the years and that the Board is requesting that residents help in locating these missing records.

Deed Restrictions

Sigurd Nilsen reviewed Section 2.03 of the **Deed Restrictions**, which deal with standards for improvements to property in Amherst Woods. He emphasized that any changes to the exterior of property must be "reasonably compatible with the standards of Amherst Woods..." and the quality of workmanship and materials need to reflect "harmony of external design with existing structures". He noted that this standard includes siding materials, house paint color and debris on property (covered under the Nuisances clause of the Deed Restrictions). He further noted that construction and improvements to the exterior of property, including the choice of house paint color, requires AWhA Approval. He reminded residents of the need to be familiar with the Deed Restrictions, which are posted on this website.

Treasurer's Financial Report

Bruce LaBonte, AWhA Treasurer, presented the **Financial Report**, noting that AWhA is in good financial condition. It was noted that Bruce has continued to serve as Treasurer for the past 16 years. Thank you Bruce!

Property Manager's Report

Steve Abdow, Property Manager, reported that most residents paid **Annual Dues** on time, with only 26 residents paying a late penalty fee. He also reported that AWhA is continuing to catch up with **Landscaping Projects** on Common Property related to damage from the 2011 ice storm. In the past year, among various landscaping projects, 3 pines were removed on Wildflower Drive. In 2014, AWhA will be reinvesting in new low-maintenance perennials. He noted that Fall Clean-up would begin the first

week of November. He also noted that the landscaping contract will go out for new bids in 2014. Jason Skeels, Town Engineer, suggested that homeowners delay any major landscaping projects on their property until after work on the Sewer Extension Project is completed as running the sewer-line pipes may involve disturbance of lawn and landscaping.

Neighborhood Directory Update

It was noted that the **Amherst Woods Neighborhood Directory** continues to be updated and is still missing complete information on 28 out of 188 homeowners. It was requested that residents check the Directory to make sure their contact information is correct. A revised copy of the Directory will be emailed to all Amherst Woods residents in early November. The AWA also uses the contact information in the Neighborhood Directory to create an **Email List** to keep residents informed of important news affecting the neighborhood.

Sewer Extension Project

Jason Skeels, Town Engineer, provided an update of the **Sewer Extension Project** in Amherst Woods. He said the project contract would be awarded in the first week of November 2013, and that work on Phase 1 of the project would begin in Spring 2014. (More information on Phase 1 of the Sewer Extension Project can be found on this website under Neighborhood News.) Jason brought the blueprints for the sewer project to the meeting and homeowners had an opportunity to look at site plans and ask questions about their property. Jason suggested that homeowners get bids from 3 contractors on prices to connect and determine placement of the sewer line connection.

The meeting was adjourned at 9:37 pm.