

**MINUTES OF MEETING OF DIRECTORS
AMHERST WOODS HOMEOWNERS ASSOCIATION, INC.
September 25, 2024**

Wade Elmore called the meeting to order at 7:00 p.m. after a quorum signed in on Zoom. Attending were Wade Elmore, Martha Hanner, Marc Littman, Ralph Lowen, Jack Mattrey, Betsy Mullins, Doug Gagnon, and Jim Barnhill.

SLATE OF OFFICERS FOR NEXT YEAR.

We are having trouble finding new Board members. We seek new Directors among new neighborhood residents. Maybe people active on the list serve would be willing to join the Board. We will send an email to people who are most active.

DATE FOR ANNUAL MEETING.

We will meet at Munson Library in person on October 28 at 7:00 p.m. Jim Barnhill will create a formal notice and send it to Betsy Mullins, who will reserve Munson Library. Jim Barnhill will determine how many days in advance we need to send the notice..

LANDSCAPING FOR NEXT YEAR AND BUDGET.

A proposed budget is attached. Assuming a contract with the new service provider, the cost breaks into eight installments. We estimate a 6% increase for landscape costs. Perhaps we need some modest tree work regarding only a couple of trees. We want to continue mowing and weeding, but no planting. Jim Barnhill will send info about his tree surgeon to Marc and Denise Gagnon.

We will move forward on the maintenance schedule from last year. If the contract cost does not go up, we will have a small surplus. We might want to conduct more maintenance next year. We also discussed a proposal to keep \$1,000 as a reserve fund. Known variables are landscaping, dues rate, and collection assumptions. (Marc had talked with Echo Hill for comparison. We have eleven who don't pay. Echo Hill has 10% who don't pay or don't pay on time.) Also, we discussed whether we should refer to dues or fees. It was suggested that dues imply option: but fees are assessed and mandatory. The directors decided to keep the fee at \$150.

It was considered whether we should we add a surcharge for people who do not pay on time? One issue is whether dealing with households who do not pay is too much trouble and complicated, because there are only eleven home owners who do not.

There was an extended discussion of credit cards, raising dues, and charging for credit card fees. The board decided to keep the fee at same level, and consider raising dues again in the future. We would need a concrete reason for raising dues.

Adjournment

On motion duly made and seconded, it was unanimously voted to adjourn.

Respectfully submitted,

James H. Barnhill, as Secretary

