

Curtis Pond Board Meeting
September 5, 2006
Minutes

Meeting was called to order at 6:10pm. Members in attendance were Troy Newell, Emily McLain, Shawn O'Brien, and Marcia Place. Residents in attendance were Rob Kaich, Lisa Newell, Wendy Petrie, James Willard and Pete Russo.

ARC requests and violations were discussed and reviewed.

The newsletter was presented and approved by the board.

Discussion was held regarding changing the start of HOA dues payments to the beginning of February in order to help with expenses left over from Christmas. Cedar recommended that we consider going to a twice a year payment, due on February 1st and August 1st and considered late if not received by the last day of those months. This was considered fair as there are now so many payment methods offered.

A welcome was extended to our new management company, Cedar Management, represented by Paul Greiner and Chris Minnix.

Discussion was held regarding the best way to distribute information. It was approved that we mail a newsletter quarterly and that any other items more time sensitive be posted on the board at the pool and at the entrances.

Resident James Willard addressed the board regarding his concerns with the work being done by Scenic and the state they are leaving things in when they go. Many of these issues will not be addressed until the streets are turned over to the town, at which point, Scenic will need to repair them.

Discussion was held regarding the 2 lots going in at the end of Royalton and the impact on the gazebo. We will pursue the possibility of having the driveway of 103 Royalton facing Rocky River Road instead as to try and preserve the entrance.

The town has indicated that the building is indeed tied to the splash park and everything will need to appear on one drawing for approval. Magland will need to re-permit or tear the existing building down, and they will need to reform and clean the trail.

Pete Russo presented information from the Teen Committee and discussed their future plans. A Craft/Fall Festival will be held on 9/30 and the committee requested \$106.00 ahead of time for the cotton candy as well as \$71 for the Halloween party. The board approved these expenses. It was asked that the Teen Committee try and submit a budget for the remainder of this year and all of next year so that expenses can be planned for accordingly.

Pete Russo also requested time on the agenda to discuss more open lines of communication between the board and the neighborhood. He asked that the FAQ be kept more up to date and that information be shared in a timelier manner.

Discussion on the Safety Committee chair position was tabled until closed session.

The Social Committee chair and the Teen Committee chair would like to combine their functions and the functions of the two committees.

Shawn O'Brien requested that his time on the agenda be tabled for closed session.

Open session was adjourned at 7:40pm.