

**Curtis Pond Owners Association Board Meeting
Minutes from 6/7/07**

Meeting called to order at 7:00pm by Bob Bankhead.

Board Members in Attendance: Bob Bankhead, Peter Russo, Rich Hagens, Richard Anderson and Brad Clyne

Residents in Attendance: Laura and Andy Good, Kim Trueman-Russo, Sherri Bankhead, Ann Clyne and Mark Jordan

Also present was Paul from Cedar Management

Bob welcomed all attendees.

Bob explained that tonight there was an open agenda. The board had planned to have the open session to answer any questions and for committee updates.

Bob opened the floor to the residents; each speaker had 3 minutes to speak.

Laura Good explained that pansies that are at the entrances are all dead and it really looks terrible. She said she would be willing to pull them all up this weekend if the board gives her approval.

Bob agreed that they don't look good and told her that they should have been pulled up in May.

The board unanimously agreed to allow Laura to pull up all the dead pansies.

Bob recommended not planting anything until the irrigation system is checked and in place, working.

Paul from Cedar said that Curtis Pond's contract may have seasonal plants in it. He sent the landscaping contractor an email to check on it.

Bob told Laura to let the board follow up with the landscaping company to see if the contract states the removal of the pansies and the planting of new seasonal plants.

Bob told Laura that if seasonal plants and planting are not in the contract then the board would allocate \$150.00 for flats and mulch for the 3 entrances. He continued to explain that the entrances would be Bluffton, Royalton and Milroy.

Bob asked for a motion to allocate the funds.

Paul received a call during the motion from the landscape company, they explained that they would have flowers at the entrances in a few days and they would also check on the irrigation system tomorrow.

The board was in agreement to have Laura hold off on the purchasing of flowers due to the new situation that arose.

Paul explained that the landscaper said they would pull the pansies up as well. Paul also told the residents and the board that the landscape company just informed him that they would be bringing 30 flats. Paul told the board that he will follow up with them regarding the irrigation system as soon as he is given the information.

Andy Good stood and explained that he anticipated many Phase 2, 3 and 4 residents to be here tonight asking questions. He asked the board "Is the board going to take a political position on any one of these 6 items that we are to vote on?"

Bob said, "I don't have a definitive answer to that, we will discuss it in the closed meeting and if we all are in agreement on one item then we may address that."

Andy replied, "I don't see one item on here that solves our issues."

Bob said, "For me tomorrow night is the make or break of the community. If we say no to the residents they may not look at it as we are trying to help them."

Richard Anderson said, "Even though I want the pool access, it wouldn't solve the current problem at hand."

Mark Jordan took the floor and said, "I went to the town hall regarding the sidewalks. Scenic is not paying the sidewalk workers so they have since pulled out. So the sidewalks aren't being done. The construction inspector says Gary is the head guy from Scenic. I was also told by the town that Magland is suing Scenic and vice-versa." Mark asked them if the town would be willing to pull Magland's permit due to the amenities not being built.

Andy good asked if they had determined what was wrong with the pool when it was closed half the day.

Peter said, "Yes, a fitting had cracked. The lifeguards had neglected to see the problem."

Peter told the residents that the pool company had offered to pay the bill and credit the owners association 10 hours for the inconvenience.

Paul explained that the pool currently has 2 full-time lifeguards scheduled each day. The contract that was signed by the previous board last December was said to have 200 hours for pool monitoring. Paul explained that the thought at that time, that they needed to have a monitor during the busy hours and holidays only. If the monitor hours do not get used then the association will get credited back.

Sherri Bankhead explained that she wanted to wait until the issues with the phases were resolved before the pool committee is to be put in place.

Bob explained that they will be going over the Fob system installation during the closed session.

Mark suggested that the board institute some sort of wrist band system.

Ann suggested the board look into the system they use in places like Chuckie Cheeses.

Sherri felt that the wrist band idea was good; they would have different bands for the different days. Have them color coded.

Kim had asked the board if the pool incident was brought to the pool company's attention.

Bob explained that between the board and Paul they will take these concerns to the closed meeting.

Bob asked if there were any other questions or comments.

Bob opened the floor to committee chairs for updates.

Communications Committee Update – Laura explained that she needed the Bio's of the BOD's for the website.

Peter said that he still needed to write up his bio and would send it to Laura.

Bob said the website looks great and thanked everyone who has volunteered their time to make it what it is.

Social/Teen Committee Update – Kim explained that the concessions are up and running at the pool and things are going great. She said that they have started to make profits and used the profits to organize an end of the School year bash this upcoming Friday.

Bob asked if anyone had anything else. Meeting was adjourned at 7:45pm.