

Sturnbridge - Board Meeting - Minutes

Meeting Date: May 9, 2023

Minutes Issued By: Dan Wendover

Attendees:

Justin Keziah	President
Randall Barber	Vice President
Ricky Fry	Parks
Patrick Sahd	Communications
Dan Wendover	Secretary

Unable to Attend: Jim Culp Treasurer

Residents Attending:

- Alley Yassine
- Sue Wood
- Tricia Wendover
- Art Rosenthal
- Eva Massi
- Derek Kelly
- Alex Compton

Discussion:

- ***President's Report:***
 - April minutes were approved.
- ***Treasurer's Report:***
 - Treasurer's Report was reviewed.
 - Significant expenses include signs for the park.
 - We anticipate ending the year with a reasonable balance in the bank.
 - Dues notices have been sent out.
- ***Membership / Welcoming:***
 - Eva has welcomed new neighbors and a new baby - thanks Eva for welcoming new residents!
- ***Social:***
 - Alex Compton has planned a Neighborhood Yard Sale. See Facebook for details. (Note that this has been rescheduled to June 17 to avoid conflicts with graduations, etc.)

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- **Beautification:**

- Alley Yassine and Sue Wood updated everyone on the ongoing landscaping at the neighborhood entrances.
 - Alley and Sue are planting Japanese Hollies along with Loropetalum for color, at the left side North entrance. The existing shrubs are doing well at the right side North entrance, and will be supplemented with the best of the existing shrubs removed from other plant beds. Perennial flowers will be added as space allows.
 - Meggan and Randall Barber will plant the Hollies, Loropetalum, and perenials at the South entrance.
 - Any remaining plants will be cared for until fall to see if they recover, and may be replanted in other plant beds, such as the Meadowridge circle.
 - Justin will get mulch from the Fox Hole next weekend.
 - Irrigation function and lighting relocations and timing must be investigated and repaired..
 - The large shrub at the South entrance has been trimmed for better sight-line down Carmel Road.

- **Park:**

- A quote has been requested for sealing of the cracks in the tennis courts, and for resurfacing the play courts and striping for half-court basketball.
 - We will also look at options to paint lighter pickleball lines.
- More free mulch will be delivered to the playground area, the Board will ask for volunteers to help spread the mulch.
- We will again begin looking into obtaining fill for the holes in the back field.
 - Taylor Repeppi, a prior resident, owns a landscaping firm and may help.
- Justin installed the new baby/toddler swings.

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- ***Communications/Website:***

- No discussion

- ***Architectural:***

- Fence approved at 3807 Meadowridge
- A chicken coop is being looked at at 5928 Winburn. The decs require sheds to match the color of the main house, but have few other requirements. City ordinances require coops to be 25' from property lines.

- ***Other New / Old Board Business:***

- Prior Boards have looked at hiring professional management, but the fee proposals are roughly $\frac{1}{3}$ of our annual budget. This does not seem feasible without a significant dues increase, so will not be pursued.
- There were a few questions regarding the Dues increase, which may not have been clearly explained.
 - The dues are used for routine obligations of the association, including grass cutting, liability insurance, and water and electrical bills.
 - The Declarations require the Board to maintain the amenities at the Park, requiring expenditures on tree trimming, courts maintenance, etc.
 - The Declarations intend for the association to protect the beauty of the neighborhood and the value of residents' properties, so the entrance areas along Carmel Road are kept looking attractive.
 - There has been needed maintenance over quite a number of past years, that was deferred, and we are now addressing those issues.
 - Some of these costs, such as tree trimming, are not always predictable, requiring us to maintain some reasonable balance in the account to cushion against unforeseen expenses.
 - Finally, we anticipate, with recent inflation of 5-6%, that our costs will increase over the coming year, so the Dues were increased to be sure we can fund these ongoing expenses.

END