

High Meadow Association  
Annual Meeting June 25, 2009  
Notes

This is not the official minutes, but notes taken for the High Meadow website

Board Members present: Shawn Barrett, Joe Edmon, Jill Billings, Andrea Wright.

Approximately 20 association members were also present.

1. Kathy Craig presented the 2009/2010 budget and status of various projects planned for the year.

Roofing: either completion of a building partially re-roofed last year, or a complete roof this year. The following units will be complete: 26 - 36 LedgeWood, 27-37 LedgeWood, 38-48 LedgeWood.

Stain Painting: All Eastview. 2-12LedgeWood.

The association monthly fee will remain the same this next year, but there will be no contribution towards reserves. This last year \$19,000 of expenses was funded by reserves. In two years, the load for siding on Westview will be paid, which will remove a major expense from the budget (\$38,700 per year). The 2009/2010 budget and Balance Sheet (6/25/09) are available as pdf downloads on the website.

2. Stain will be available for members wanting to do touch ups or areas themselves. Please the stain to Shawn Barrett after you use it. The stain if you want to purchase some yourself is Cabot, Beachwood Grey.

3. Carpenter ants have attacked several units on LedgeWood. In order to protect the buildings from further infestation, Millete Pest Control has been contracted to apply and and bee insecticide around every building on LedgeWood. This will be done very soon.

The interior of the building is the home owners responsibility. Millete will treat properties inside if requested. Contact them at 860-274-1122. Kathy urged members to be alert for these ants; they survive on water and wood. If they are inside you unit, they can do serious damage.

4. Retaining walls at 40 LedgeWood and 60 LedgeWood were repaired

this last year. The new landscaper Illesca's did the work. In general, the boards have been very pleased with Illesca's snow plowing and property maintenance.

5. John Frederick was re-elected to the board for a one year term.

6. The Silvermine water line project was updated by Shawn and Joe. It is moving forward with a target completion date - and water available - by December 2010. Construction should begin at the end of this summer. The only part missing was Brookfield Water had to agree to build a pump house, and now the town of Brookfield has agreed to pay for it.

7. The state has given assurance they will be satisfied our violation of water quality will not cause a fine to be levied if have a plan in place to correct it. (This relieves a concern of potential financial liability on the water project when we cannot control it.)

8. Driveway maintenance is the responsibility of the unit owner.

Steve Stuart  
6/26/2009