

High Meadow Tax District Board

Meeting Minutes July 21, 2011

Summary

- Quarterly HM Newsletter posted to www.highmeadowhoa.com on 7/20/2011 – email notification to distribution list
- Pruning and tree removal work to be completed next week by Sunset Tree, and stumps removed by Stump Thumpers
- Retaining wall replacements on-going
- More planning for funding Reserves needed by Finance Committee – begin planning for funding of Year 5 projects to avoid additional assessments as promised
- LoPresti will take-over rubbish removal services in August – better pricing than All American Waste
- Invite following to attend August meeting:
 - Land Development committee regarding 7/20/2011 memo
 - All-Ways Secure regarding security cameras in pool area

Opening

The monthly meeting of the High Meadow Tax District Board was called to order at 6:32 p.m. on Jul 21, 2011, at the High Meadow clubhouse by Pete Citrone.

Present

Peter Citrone	Tax District Board President
Shawn Barrett	Tax District Board, Treasurer
Kerri Pierz	Tax District Board
Kathy Craig	Greenfield Property Management

A. Quorum Check

- 1) Confirmed: 3 of 5 board members present

B. Review and Approval of Past Meeting Minutes

- 1) Minutes from 6/09/2011 monthly HMTD Board meeting approved

C. Property Manager's Report

- 1) Landscaping
 - a. Illesca's – requested that they raise mower height given dry/hot conditions
 - b. Sunset Tree – will finish pruning week of 7/25/2011
 - c. Stump Thumpers to grind stumps Tues 7/26/2011
 - d. Fence replaced behind Pondview and Westview
 - e. Trees replaced at 2 Westview
- 2) Retaining Walls
 - a. Wall at 34 Ledgewood replaced
- 3) Catch Basins – all have been cleaned out
- 4) Porches with reported rotting have all been repaired
- 5) Driveways
 - a. Silvero has dropped their price
- 6) Pool
 - a. Depth markers painted on pool deck
 - b. Chlorinator has been serviced (was blocked)
 - c. Drain in front of mens' bathroom door needs to be cleaned out (will be done by **Greenfield** Friday 7/22/2011)
- 7) Septic inspection provided
- 8) Rubbish Removal
 - a. New totes for rubbish removal to be delivered by LoPresti by end of July – **Greenfield** will notify HM residents that we have cancelled All American Waste
- 9) Accounting
 - a. Total Past Due Receivables: \$ 21,733.57 as of 6/30/2011
 - b. Cash Balance: \$ 16,923.13 in Operating Account
 - c. Cash Balance: \$ 3,278.46 in Savings Reserves
 - d. Special Assessments: \$ 43,431.15 as of 7/15/2011 (approximately 50% of planned)
 - i. **Mike** and **Kathy** to review reserve funds in HoA vs HMTD accounts
 - ii. Need to determine plan for funding Year 5 projects
 1. Goal is to avoid additional assessments
 2. Funding will need to come from savings on projects in Years 1-4, and from monthly fees
- 10) Review of service requests
- 11) Audit will be ready on Tues 7/26/2011

D. Newsletter

- 1) Summer Issue distributed 7/20/2011
- 2) Need to start planning newsletter 2 months prior to anticipated distribution date
- 3) Future Dates
 - a. September 30th
 - b. January 1st

E. Committee Reports

- 1) Sewer
 - a. No update
- 2) Landscaping
 - a. Tree replacement should not exceed \$250 for purchase and installation
 - b. Project to re-landscape garden bed around HM sign at main entrance
 - i. Most likely will wait until the fall
 - ii. Need to determine budget
 - c. Determine whether foundation support needed for 50LW; engineering evaluation complete. No pilings needed, just compaction of fill and large boulders
 - i. Expect to be under-budget
 - d. Grading of septic field to run off top pond is on hold under sewer routing plan is done
- 3) Recreation
 - a. At next monthly meeting discuss suggestions of committee including plan for basketball court resurfacing vs installation of custom hoop at end of tennis court.
 - i. Need additional budget information
- 4) Finance
 - a. **Kathy** and **Mike** to review funding for Reserve projects
- 5) Land Development
 - a. Report from Steve Stuart dated 20 July 2011
 - i. Invite him to August meeting to review proposal
 - b. Have been added to list of possible properties for cell tower – to be explored if any company expresses interest

F. New Business

- 1) Security Cameras at pool –
 - a. **Kerri** to invite All-Ways Secure to August meeting to review options

D. Adjournment

The meeting was adjourned at 7:38 p.m. The next meeting of the High Meadow Tax District Board will be held on Thursday, August 11, 2011 at 7:00pm in the High Meadow Club House.

Minutes submitted by: Kerri Pierz

Minutes approved by: