Minutes of

The Strathmore Court Homeowners Association, Inc. Board of Directors Meeting

Held on March 21, 2017 (Postponed from 3/14 due to weather)

- I. ATTENDANCE Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Phyllis Krilovich, Sharlene Iadanza, Charles Congema, Jong Hsu, Bob Pavlecka, John Hatgis (for The Management Co./TMC). As this is her last meeting, a special thank you to Phyllis for her years of service to the community by serving on this Board.
- I. **MINUTES** of 2/21/17 approved unanimously as amended.
- II. **MANAGEMENT REPORT** reviewed and accepted, including financials and arrears, legal, modification requests, house rule violations, home sales, etc.

III. REPORTS OF OFFICERS

- A. **PRESIDENT** reviewed report of delinquencies/monies owed, especially those over 90 days, recommended additional serious actions be taken, including liens, legal action, foreclosures, etc urged additional efforts to collect from homeowners who owe smaller amounts, before they increase.
- B. **VICE PRESIDENT**—Town Highway Supt. and Deputy Supt. will be here to meet with residents on May 17; work on our streets will begin in April once weather permits
- C. **SECRETARY** none
- D. **TREASURER** gave reserve balances and further discussed arrears
 - Motion (Gene, sec. Pat) TMC will send certified letters to homeowners in arrears more than 90 days detailing steps to be taken unless a payment or payment arrangement is made within 10 days of receipt of letter. Further legal action will include liens and foreclosure proceedings.
 - ii. Any homeowner whose common charges are not paid in full by the end of April will not be permitted to use the pool and facilities.

IV. COMMITTEES

- A. ARCHITECTURAL—spring cleanup of homes is necessary, especially mold issues, trash and/or garbage pails, etc. Homeowners will be notified if problems are not corrected.
- B. **WEBSITE** discussion of "advertising" on the website
- C. **RECREATION**–Pot Luck Dinner set for 4/22; Game Night 4/7; Hot Dog Picnic will be 7/22; Recreation Committee to be formed
- D. POOL—new contract for pool company was reviewed by committee and approved E. AUDIT—report will be available to homeowners at 4/4 Annual Meeting
- V. **CLUBHOUSE RENTALS** 4/1, 4/9, 4/15, 4/22, 4/29, 5/6, 5/20; No party date can be confirmed by TMC unless/until a Party Monitor can be confirmed.

VI. OLD BUSINESS

A. Reviewed COPE visit, curb markings, fence survey, SCHOA information brochure, playground lights

VII. NEW BUSINESS

- A. April 4 Annual Meeting—agenda for meeting reviewed, including delinquencies, finances, clubhouse renovations and solar, Town projects; only 2 candidates for 3 Board seats filed petitions and resumés; Board will interview additional candidates for appointment to the Board
- B. Clubhouse renovation has begun
- C. Clubhouse solar project will begin
- D. Community Calendar in progress
- E. Removal of tree near clubhouse kitchen door-approved
- F. Bike rack near pool entrance to be improved and/or replaced
- G. Benches in front and back of clubhouse to be replaced
- H. ATV use in community-not permitted on public roads or common grounds

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.