

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

Held on November 19, 2019

- I. **ATTENDANCE** – Pat Cruz, Helene Singer, Charles Congema, Karen Maila, John Romashko, Carrie Treadwell, John Hatgis (The Management Company/TMCo.). All present signed SCHOA Board Code of Ethics.
- II. **MINUTES** of the October meeting accepted unanimously
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
 - A. **VICE PRESIDENT** – wrote to Town regarding broken gate across from clubhouse, now fixed; holes in street at Shiloh now repaired
 - B. **SECRETARY** – need new sign listing board members for clubhouse lobby; distributed list of board emails, phone numbers
 - C. **TREASURER** – current account balances given; amount in arrears increasing; third year of HOA dues increases now completed
- V. **COMMITTEES**
 - A. **ARCHITECTURAL** – continuing business as usual; Reminder to home sellers to schedule inspections with lead time, not at last minute; Motion: to deny homeowner request for door modification. Passed 5-1
 - B. **RECREATION** – request for new poker table
 - C. **WEBSITE** – add new message re:dog waste; add message re:no common charge increase 2020.

VI. PROJECTS

- A. Concrete – complete
- B. Seal coating – complete
- C. Driveway replacement – complete
- D. Tree work – one day rate completed, 11/25/19 scheduled
- E. Tennis courts – complete
- F. Basketball court repairs – complete
- G. L.I. landscape project – complete
- H. Clubhouse parking lot – repaving to be done next year

VII. OLD BUSINESS

- A. Leaf cleanup – in process, will continue until completed, always dependent on weather
- B. Land reclamation project – continuing well; should be scheduled regularly, perhaps every 5 years

VIII. NEW BUSINESS

- A. The Management Company is moving its office, details to be announced.

IX. CLUBHOUSE PARTIES 12/7, 12/28, 1/11 –.Karen Maila party monitor

Respectfully submitted,

Helene Singer
SCHOA Secretary