

# TIPPING ROCK HOMEOWNER'S ASSOCIATION

Meeting Minutes  
December 11, 2006

## Opening:

The regular meeting of the Tipping Rock Homeowner's Association Board was called to order at 7:10 PM on December 11, 2006 in the President's home by Wendy Valente.

## Present:

Wendy Valente, President; Kyle Sjoberg, Vice President; Deb Salinger, Recording Secretary; Rob Dicolo, Member-at-Large and Landscaping Chairperson; Mike Andreozzi, immediate past President

## A. Approval of Agenda

The agenda was unanimously approved as distributed.

## B. Open Issues

### 1. Landscape Lighting

a. Lighting has been restored after significant effort by M. Andreozzi and R. McCarthy's father to locate junction boxes. Lights are now on timer. Cost was \$595 for 22 hours of outside labor. *Action: John McCarthy will draw map of box locations for our records.*

b. Board considered need for any additional lighting. Add'l lighting could be run up Tipping Rock about another 50 feet. Lighting could be improved but Architectural Lighting is significant cost. Some lights could be redirected and perhaps one or more add'l floods could be added to fill in large gaps. M. Andreozzi had adaptors to change floods to outlets for any holiday lighting. Considered switch to fluorescents to save on electrical cost, trade-off that light will not be as "white". *Action: Should estimate potential costs savings? (R. Dicolo)*

c. Floods often get broken by getting kicked increasing our replacement costs. *Action: Can cages be purchased to protect the lights? (R. Dicolo)* Is this still a major problem now that Elementary school buses no longer stop at Shippee?

### 2. Landscaping

a. General maintenance – Based on previous meeting, R. Dicolo got pricing from B. Warner for mowing (\$50/wk) and spring clean up, mulch, fertilizer. Weekly is same as Decotis but other work seems less expensive and will do fertilizer which Decotis does not do. Marcello very expensive. *Action: R. Dicolo will contract with Warner Bros.*

b. Pruning – trees and shrubs at front overgrown. *Action: R. Dicolo will get quote from Warner Bros. for initial pruning and for ongoing maintenance.*

c. Discretionary planting - \$500 budget. Would like to keep fresh seasonal plantings. R. Dicolo may re-form landscaping committee with interested homeowners, at his discretion.

### 3. Dues – all but 5 households have paid, 1 in arrears 2 years. *Action: Deb Salinger will send out second notice to all requesting immediate payment. W. Valente will call household in arrears*

*and explain call for payment.* If necessary, Board will execute plan as specified in homeowner's documents stipulating lien against homes and annual interest charge for late payment. We will spell out in certified letter if necessary. We will reassess need if funds are not received by January 1, 2007.

4. Membership Roster – distributed by D. Salinger. Some updates for board members necessary including R. Dicolo phone number (886- ) and K. Sjoberg e-mail [Kyle@sjoberginc.com](mailto:Kyle@sjoberginc.com).  
*Action: Deb will distribute updated Board contact information to Association.*

### **C. New Business**

1. Insurance – Association currently carries no insurance. Assoc'n and Board members are at risk. Some Board members have modest coverage on homeowner's policies for non-profit volunteer work. W. Valente got quote from Babcock & Hollywell amounting to \$1200 for common areas and \$1,000 for board per year. K. Sjoberg did research and made case for property and liability insurance (approx. \$750/yr), Directors/Officers coverage (\$821/yr) and Crime Coverage for "treasury" (\$370/yr).

*Action: all board members will inquire about own coverage and read related articles provided by K. Sjoberg. K Sjoberg will draft a presentation to Assoc'n to be reviewed by Board. We will try to get add'l quotes, will make a recommendation to the Assoc'n at a special meeting to be called for 1Q2007.*

2. Need for Attorney – Condo doc's are out of date and should be updated. Are there add'l buildable lots in Tipping Rock? Understanding is that undeveloped land is part of state required greenspace initiative and cannot be built on. Can we improve greenspace with a walking path for example? Can we do anything legally with town planning to ensure our interests are protected if and when the large lot directly to our North is developed? *Action: Kyle and D. Salinger will investigate with attorneys.*
3. 2007 Budget Development – decided to table discussion until we have final cost information on landscaping, attorneys, and insurance. Will also discuss need for maintaining a modest reserve. Will consider building in regular "cost of living" increase to annual dues.
4. Speed limits – there is some speeding on Tipping Rock. Is there a way to better manage this...signs, speed bump or divet? Don't want to be overly controlling. Will consider sending notice or newsletter to homeowners with mention about speed.

### **D. Agenda for Next Meeting**

Follow up on action items listed above. Also, will pursue website development for association for legal documents, contacts, meeting information, planning, and photographs. Will consider Welcome Wagon formation. By-laws call for many specific actions to be taken by the Board. *Board should form subcommittee or have extra meetings to formalize actions and recommend changes to by-laws.*

### **Adjournment:**

Meeting was adjourned at 9:00 by W. Valente. The next general meeting will be at D Salinger's house after the first of the year.

Minutes submitted by: D. Salinger

Approved by: [Type name here]