

TIPPING ROCK HOMEOWNER'S ASSOCIATION

Annual Meeting of Association

Saturday, June 16, 2007

Opening:

The annual meeting of the Tipping Rock Homeowner's Association was called to order at 3:40 PM on June 16, 2007 in the Tipping Rock Drive cul-de-sac by Wendy Valente.

Present:

Board: Wendy Valente, President; Kyle Sjoberg, Vice President; Diane Surabian, Treasurer; Deb Salinger, Recording Secretary; Rob Dicolo, Member-at-Large and Landscaping

Roll Call:

Meeting began with introductions. Families represented included Aktari, Baird, Baptista, Dicolo, Carroll, Karbasi, Keating, Liu, McCann, McCarthy, Puddington, Salinger, Sjoberg, Surabian, Valente, Virga.

Website

Wendy Valente reported that the website is up and running at minimal cost. Amy Andreozzi, later asked, if the site can be password protected. *Action: The Board will continue to improve the site and will discuss password protection.*

Landscaping

Rob Dicolo reported that everything is growing and being well maintained. The Dicolo's were commended for beautiful work to the entrance way. No questions were asked. *Action: continued maintenance.*

Lighting

Wendy Valente reported that the electrician who repaired our lighting and timers determined that the wiring interior to the decorative wall lamps at entrance was rapidly deteriorating. The lamps need replacement. The Board has identified replacements and will be getting the electrician's discount. Each lamp will cost approximately \$300. All were in favor. *Action: Board will move forward with new lights.*

Insurance

Kyle Sjoberg reported on investigation and analysis into insurance stemming from requirement in By-Laws. As long as this is a non-profit organization, and that the officers operate as volunteers without employing professional management, we can

safely operate without liability or officers insurance given that our common space is undeveloped. He made it clear, however, that if something unforeseen should happen that would bring about a lawsuit, each property owner, through their own homeowner's policy and personal resources, would bear equal financial responsibility and liability. All understood. No questions asked. *No action required.*

By-Laws

Deb Salinger reported that there are quite a few discrepancies in our legal documents and there is much administrative language that is out of date and no longer in keeping with the Association's practice following the departure of Wings Financial ("Developer"). Therefore, our by-laws and restrictive covenants require updating. The Board will proceed by drafting changes. All changes will go through the process specified in the current by-laws. We will additionally confer with a local real estate attorney familiar with the Town of EG requirements. The costs should be modest for the attorney and minimal for recording with the town. All residents will have ample opportunity for input and a vote will be taken before any changes will be formalized.

Action: Board will proceed as planned.

Budget

Diane Surabian distributed the budget. There was some discussion. The budget for Fiscal Year 2007/08 was passed. The annual dues for the year will be \$325 per household. *Action: Dues notices will be distributed.*

New Business

Beata Liu expressed concern about overgrowth on easement between 75 and 85 Tipping Rock Drive. Deb Salinger explained that Association is responsible for maintaining drainage basins. There are six passages, some easements and some open spaces, that create buffers/borders between two residences. The standard practice in the neighborhood is that the association will not determine their appearance, but rather the neighbors that share the common border will determine for themselves what is suitable for their landscapes and privacy, as long as it is not unsightly and does not block access to the drainage basins or open space. We have over 40 acres of common space. Rob Batista offered to discuss the status of the shared border with the Liu's.

Michele Puddington reminded us all of a number of new drivers to our community and asked us all to be mindful of speed when driving through the neighborhood. She also asked that when parked at the bus stops, drivers not crowd the corners and provide plenty of visibility for through traffic.

We welcomed our newest neighbors, Chris and Susan Carroll (Clare age 9 months, Owen, age 2.5, and Ben age 5.5). They will be moving in before the end of the month.