

# TIPPING ROCK HOMEOWNER'S ASSOCIATION

Annual Meeting of Association

Saturday, June 7, 2008

## **Opening:**

The annual meeting of the Tipping Rock Homeowner's Association was called to order at 5:15 PM on June 7, 2008 in the Foster Way cul-de-sac by Wendy Valente.

## **Present:**

Board: Wendy Valente, President; Kyle Sjoberg, Vice President; Diane Surabian, Treasurer; Deb Salinger, Recording Secretary

## **Roll Call:**

Meeting began with introductions. Families represented included Andreozzi, Baird, Carroll, Karbasi, Keating, McCarthy, Salinger, Sjoberg, Surabian, Valasquez/Conto, Valente, and Virga. According to our By-laws, a quorum has been met.

## **Website**

Wendy Valente reported that the website is up and running at minimal cost. Photos will be included. No children's photos will be posted. It is the best location to access all our legal documents.

## **Landscaping**

Wendy reported on behalf of Rob Dicolo. Everything is growing and being well maintained. No questions were asked.

## **Lighting**

Wendy Valente reported that the lamps were replaced this past year. Everything is working well.

## **Budget**

Budget had been distributed 3 weeks before the meeting so everyone had a chance to review. Deb Salinger presented the budget. There was some discussion. The budget for Fiscal Year 2007/08 was passed with some caution that we are not allocating for any significant future repairs/improvements to walls or landscaping. We have 1 year reserve which will help defray any surprises. The annual dues for the year will be \$300 per household. *Action: Dues notices will be distributed, due by July 1<sup>st</sup>. Board will look into future planning for wall maintenance and repair.*

## **New Business**

Mike Andreozzi asked the board to reconsider extending low voltage lighting up Tipping Rock Drive to the Puddington's property line. He reminded us that we have the most beautiful entrance which positively effects everyone's property values and we should make sure we keep it that way. *Action: Board will make inquiries with electricians.*

Deb Salinger asked neighbors to inform one another if they are planning any large events in the neighborhood so that would effect parking or would go on late night.

Wendy asked if people are bothered by the stray dogs wondering unleashed in the neighborhood. She suggested calling animal control to have them picked up as they are causing a disturbance to some homeowners, dogs and children.

Neighbors asked for an updated phone list. Deb will compile and distribute.

Many more families joined us for the block party which was a real success. Special thanks to the Sjoberg's for providing seating and shade, their lawn for games and their facilities for relief. And a special thanks to Kyle for arranging for the live music which was a real hit.