

TIPPING ROCK HOMEOWNER'S ASSOCIATION

Annual Meeting of Association

Saturday, May 30, 2009

Opening:

The annual meeting of the Tipping Rock Homeowner's Association was called to order at 5:10 PM on May 30, 2009 in the David Court 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 Baird, Batista, Blessing, Brannigan, Giamette, Karbasi/Amirsadri, Leahy, McCarthy, Osterhout, Salinger, Sjoberg, Surabian, Valente and Virga. According to our By-laws, a quorum (20% of 27 homeowners) has been met.

Landscaping and Lighting

Wendy reported on behalf of Rob Dicolo.

- We have made contact with an electrician to complete the required work at the entrance.
- Deb Salinger has a product to help remove the rust from the rock walls at entrance. John Leahy, Steph Osterhout and Ed Giamette all offered to assist with treatment and powerwashing.
- Both the Bairds and Brannigans made request to put in plantings at entrance seasonally to add color and beauty. All agreed. Richard Baird offered to take care of it on behalf of the association.
- Request was made for pre-emergent, lime and fertilization of lawn at entrance way. Agreed to ask Warner brothers to begin treatments only where we have sprinklers.
- Agreed that it is probably time to do some more pruning of natural growth along entrance way
- Motion was made by Matt Brannigan to add \$500 to beautification budget to allow for possible flowering tree plantings along entrance corridor. Suzy Baird seconded the motion. Deb cautioned that new trees will require continuous watering when newly planted until roots take and that they will require more pruning in the future. New board will investigate and develop a plan.

Budget

Budget had been distributed 3 weeks before the meeting along with meeting announcement so everyone had a chance to review. Diane Surabian presented the budget. The big change is in a reduction in the common land tax assessment from \$200,000 to \$70,000. There are no delinquencies, although it would be helpful if everyone was more timely with their payments. The budget for Fiscal Year 2008/09 was passed. We have a one year reserve which will help defray any surprises such as wall maintenance, well, sprinklers, landscaping, legal matters, etc. Suzy Baird made a motion to set the dues for the year at \$250 per household. Roseanne McCarthy seconded it. The motion passed.

Elections

There was a call for nominations from the floor. After some discussion the following nominations were accepted.

Hamid Karbasi, President
Roseanne McCarthy, Vice President
John Leahy, Landscaping
Peter Blessing, Recording Secretary
Matt Brannigan, Treasurer

Ed Giamette made a motion to accept the slate. Suzy Baird seconded it. A vote was called and the officers on the slate were elected for a 3 year term as stipulated in the by-laws.

The association thanked the outgoing members of the Board for their service.

Adjournment

The meeting was adjourned at 5:45. Other homeowners and their children joined us all in a block party sponsored by the association. Andy Zorabedian was hired to staff the barbeque. It is recommended that in the future the Board put together a separate block party committee to coordinate the event which has a \$500 budget. Thanks to everyone who helped make it a wonderful evening.