

Tipping Rock Homeowners' Association
East Greenwich, Rhode Island
<http://www.TippingRock.org>

Subject: Meeting Minutes
Date: 06/29/2009
Time: 7:30 PM
Attendees: Rosanne and John McCarthy
John Leahy
Hamid Karbasi
Wendy Valente

Not Present: Peter Blessing
Matt Brannigan

Scribe: Hamid

Summary:

1. Landscaping, entrance and electrical issues:
 - a. John Leahy spoke about landscaping issues and TR entrance. The grass on two side of Tipping Rock (the narrow strip parts) should be fertilized, although those parts are not irrigated. This is a four-step process that must be started as particular time and once the fist step is missed the subsequent step will not produce desired results
 - b. The brushes and low hanging tree branches on lower parts of TR need to be trimmed. Warner Brothers is asking for approximately \$875 to do this
 - i. Would need electronic approval from Matt and/or Peter to authorize this expenditure
 - ii. Matt (via email), Rosanne (both personally and via email) and Hamid have approved this item
 - c. John Leahy has used a chemical to clean the iron off of Tipping Rock sign on one side, and will try cleaning the other side. John Leahy and Hamid will check/adjust the sprinkler heads to reduce the iron buildup on the rocks.
 - d. John Leahy will check with Advanced Irrigation about the water filter and cleaning process
 - e. John McCarthy indicated that the flood light fixtures at the entrance are very old and water can get into the sockets and short-circuit ...
 - i. He suggested that we change all of them over time. He is going to check on the prices. Once we know the cost vs. approved or reserved budget the board will determine a course of actions
 - ii. Currently, the lights are on from duck to dawn, it is possible to replace the electric sensor with a timer and set it to turn off at some time after mid-night. We will save electricity. We will need to get some opinions about this

Tipping Rock Homeowners' Association
East Greenwich, Rhode Island
<http://www.TippingRock.org>

- f. Planting flowers and the selections at the entrance was discussed along with damage by deer and some possible preventative measures

- 2. Bank/financial issues:
 - a. Diane had given all the bank account info to Matt
 - b. Matt needs a letter to assume and exercise authority on Tipping Rock Association
 - c. The attendees discussed the possibility of earning interest on parts of the bank asset. The resulting reporting / income tax filing issues make it undesirable to do it at this time.
 - d. Hamid will work with Matt to transition from Diane to Matt. Diane has also transferred electricity account to Matt.
 - e. Next meeting will need to determine if we have received all the dues and take action to collect the rest
 - f. Hamid will draft a letter for Matt to assume authority on TR bank account

- 3. Social events / Web page / List of names and contact info:
 - a. Objective is to create an environment where neighbors have more interaction with one another
 - i. One suggestion was to start with Lady's Night Out!
 - 1. Rosanne is going to work on a possible first event and send emails
 - 2. Another possibility is to publish a select list of events on TR Web site. This allows everyone to participate and list events. In some cases a few neighbors might decide to participate together in different set of events
 - 3. Another possibility to organize a picnic at Goddard Park where kids / adults can play games such as baseball. Soccer, volleyball, etc.
 - ii. Wendy graciously offered to maintain our Web site
 - iii. We will need to get a note out and ask everyone to share their thoughts about social events
 - iv. Rosanne/John McCarthy will get the list of TR residents and update it