

# TIPPING ROCK HOMEOWNER'S ASSOCIATION

Annual Meeting of Association

Saturday, June 26, 2010

## **Opening:**

The annual meeting of the Tipping Rock Homeowner's Association was called to order at 5:30 PM on June 26, 2010 in the David Court cul-de-sac by Hamid Karbasi.

## **Present:**

Board: Hamid Karbasi; Rosanne McCarthy, Peter Blessing and John Leahy; Matt Brannigan was not able to attend.

## **Roll Call:**

Meeting began with introductions. Families represented included Baird, Blessing, Leahy, McCarthy, Valente, Virga, Alizadeh, Akhtari, Morris. According to our By-laws, a quorum (20% of 27 homeowners) has been met.

## **General Reports:**

Hamid opened the meeting by welcoming our new neighbors in attendance at the meeting, Sara and Amir Alizadeh.

Hamid summarized the challenges that the Association faced last year due to vandalism and the difficulties that we faced in fixing the damages. Finally when Spring arrived, we found a good price, and the signs were fixed.

Rosanne's father installed a new timer switch and it seems that our electricity consumption has dropped significantly with this timer switch.

John Leahy explained that the sprinklers were not working at the start of the season and so we did not add flowers until the problem was fixed. John McCarthy had someone take a look at the control box of the well pump. They changed a relay switch and got the pump to work and the sprinklers are now active.

## **Budget**

The budget information provided by Matt Brannigan was distributed and reviewed. There was a drop in electricity usage expense and also the Association's property tax was lower than expected.

Richard Baird inquired about budget funds that had been set aside for the planting of flowering trees along the Tipping Rock Road entrance corridor. John Leahy explained that Brendan Warner, who handles the landscaping for the association, advised that there

was not enough room along either side of the roadway to allow for such planting. John added that some of the landscaping funds were instead utilized for fertilizing treatments along the roadway, which had to be re-done after the flooding in the spring washed out the original application. John mentioned that funds were also expended in order to replace/repair some of the lighting at the front entrance as well.

Based on recommendation from our Treasurer, Matt Brannigan, the Board suggested that we keep the annual association fee at \$250, the same as last year.

There is only one delinquency from last year that Matt is dealing with at this time. It would be helpful if everyone was more timely with their payments. The budget for Fiscal Year 2010/11 was passed. We have about one year reserve which will help defray any surprise expenses.

Suzy Baird made a motion to set the dues for the year at \$250 per household. Roseanne McCarthy seconded it. The motion passed.

This fee is due by August/15 and should be sent to Matt Brannigan at 35 Tipping Rock Drive. Please make checks payable to Tipping Rock Homeowners Association.

### **Adjournment**

The meeting was adjourned at 6:00 PM. Other homeowners and their children joined us all in a block party sponsored by the association. Andy Zorabedian was hired to staff the barbeque. Rosanne suggested that we can hold the block party in Fall when more families are around. Let us know what you think.