

Promontory Point South at Highland Meadows Association 2020 Annual HOA Meeting; October 12th 2:00 pm

A meeting of the members of the Promontory Point South at Highland Meadows Association was held on October 12th 2020 beginning at 2:00 pm. 10 Association members were represented in person along with 5 proxies. A quorum of members was present.

The 2019 Annual Meeting Minutes were reviewed and Marilu Theodore made a motion to approve the meeting minutes. Rosann Mavers seconded the motion which passed unanimously.

Jack Shepard reported that prior estimates for sprinkler clock replacements were much higher than necessary, as a clock was replaced in the summer of 2020 for \$350. As a result of this lower than expected replacement cost, the Board felt that the Association's reserves were adequate for future clock replacements. Jack noted that the snow removal threshold for sidewalks and driveways would remain 2"; however, per Town of Windsor regulations, private contractors were not allowed to plow out the streets. Under certain circumstances, the Town may choose to plow out the streets within the Association, but it was unlikely. Debbie Barrett reported that the ARC (Debbie Barrett, Mike Valdez, Tom Thornton) had reviewed and approved 4 ARC submissions in 2020. Jack also reported that he had been in touch with the Master Association regarding planting trees along CR5 and was advised that it would not work due to irrigation lines in the area.

Lindgren Landscaping would be completing final trimming of grasses and other herbaceous plants in the coming weeks as part of the final fall clean-up. Jack reported that Lindgren did not present a proposal for renewing the Landscape and Snow contract due to a strategic change in the company. Brass Key Property Management and the Board of Directors had reviewed bids from FLM, Greening Up, Mill Brothers and Precision Landscaping and ultimately signed an agreement with Precision Landscaping for 2020-2021 Snow Removal and 2021 Landscaping. This decision could be made efficiently, without additional guidance and approval from the **Highland Meadows** Master Association as a result of Promontory Point South's status as an "Association". Jack requested that owners allow Precision to manage the sprinkler clock programming to ensure that grass is receiving adequate water, and to use discretion when adjusting drip lines, if needed.

The Association thanked Phil Ladd for filing the Association's taxes at no expense to the Association. Jack noted that the contract with Precision called for applying ice-melt as needed and a billing rate of 2x normal on holidays. The membership agreed that ice melt should not be put down and **discussed whether** snow removal should **only** be done on the holidays **if 4 inches or more accumulates. The board plans to ask neighbors for their opinions on a 4-inch trigger point for snow removal on holidays (Thanksgiving Day, Christmas Eve and Day, New Years' Day, and Easter Sunday).**

The 2020 Budget was reviewed by line item and there was no increase in dues proposed. Jack reported that Promontory Point South's budget was very low in comparison to other adjacent patio home associations. Randy Boardman made a motion to approve the proposed budget, which was seconded by Tom Nessler and passed unanimously.

Jack thanked Beth Stevens for serving on the Board and noted that she would not be seeking another term and encouraged any interested Association Members to consider joining the Board. There being no volunteers, Jack Shepard agreed to serve on the Board for another term ending in 2023, which was approved unanimously. The 2021 Board Members and Terms are as follows:

Jack Shepard-2021

Tom Nesler-2022

Wanda Koch-2021

Randy Boardman-2021

There being no further business, the meeting was adjourned.