

**PARK TRACE ESTATES
BOARD OF DIRECTORS MEETING**

November 13, 2018

Call to Order: President John Calia called the meeting to order at 7:00 PM

Quorum Present – President John Calia, Treasurer Norman Thetford, Lisa Wheeler, Secretary, Director Hank Holton and Iris Zieler representing Argus Property Mgmt.

Proper Meeting Notice – Agenda posted properly on association note board 48 hours in advance of the meeting.

Approval of minutes: October 16, 2018 Approval tabled to next regular meeting

Reports:

Treasurer/Financial Norman Thetford as of 9/18/2018

Checking	\$ 5,844.52
Money Market	\$ 39,673.32
Reserves	<u>\$ 60,319.10</u>
Total	\$ 105,836.10

External Liaison Ralph Montl Year end report to be given at Annual Members Meeting (attached)

1. Dog Park approved to be .open May of 2019.

Landscape -Year–end report to be given at Annual Members Meeting to follow regular board meeting.(attached)

- 1, No mow zone started in April and now there is 2 miles of groomed buffer zones.
2. Margaret thanked all of the volunteers.
3. 4 large poles will be asked to be removed at Park Trace entrance.

Architectural Review Mel Schroeder

Request to install solar panels for electricity at 106 Willow Bend- Motion by Lisa 2nd by Norman art approved

Mel working on Q & A

Trees that are more that 4” in diameter being cut down need board approval

Welcome Committee – Susan Bartland

1. Welcome Basket delivered to 368
2. 392 Park Trace Blvd will be moving in soon

Argus Management Report

1. Violation letters have been sent and owners are complying

Website Bill Ungemach No report

Unfinished Business

1. .1. John reminded owners of need for board members and the up coming members meeting and election of directors.

2. Discussion on the change of annual fees from \$353 to \$583 no longer using contingency funds.
3. Balance of contingency money to be saved to use for pond erosion to avoid Special Assessment .
4. Discussion on need for drainage work between homes to stop pond bank erosion.
5. Work needs to be done on Deed Restrictions to eliminate outdated items and vague wording. Volunteers were asked to help.
6. No Mow Zone addressed – people mowing down and trees being cut down without approval.
7. Discussion on fining for violations.

New Business-

1. Tree Trimming at Bay Street discussed and proposal presented by Margaret Monti from Green Topps.

Motion by Lisa 2nd by Norman to accept the Bay Street tree trimming by Green Topps at a cost of \$6090.00 Motion Carried

Board Comments:

Owner Comments:

1. #240 Park Trace Blvd collapsing
2. Fire hydrant at entrance near #472 Park Trace Blvd needs clearing.

With no further business **Motion** to adjourn and move on to Members Meeting by John Calia 2nd by Lisa Wheeler

Motion carried unanimously - meeting adjourned at 7:55 PM

Respectfully Submitted,
Iris Zieler, LCAM