

MILLBROOK HOMEOWNERS ASSOCIATION

Board of Directors

Monday, November 15, 2004 7pm-9pm Esten School, Rockland, MA

Meeting Minutes

1 President' Report- given by Don Austin

- a. Meeting procedures reviewed
- b. Projects Completed
 1. Skating Pond has been completed and should be usable for winter 04-05.
 2. Seal coated the basketball court.
 3. New Plantings at both entrances
 4. Several dead trees have been replaced.
 5. Cleaning out the debris around the park perimeter
 6. Baseball diamond has been repaired.
- c. Landscaping proposal is reviewed itemizing all the work that is required to maintain the neighborhood.
- d. Addresses mis information posted on the website regarding the Land proposal and the landscaping work..
- e. Challenges any neighbor who is unhappy with the association operations to step up and take a leadership position and/or to vote out the current leadership. No one steps up or has any comment.

2. Vice President/Secretary Report-Given by Mark DiNino

- a. Thanks to all who volunteered in 2004.
- b. Requests that everyone be on the email list to stay informed. Check the website for minutes, events, and other information. This will help keep communication high and costs low.

3. Treasurers Report- given by Joseph Ruffo

- a. Review of 2004 budget- we was a surplus of approximately \$3,000.00.
- b. Delinquent accounts are being turned over to the attorney for collections/foreclosure as of Nov 16, 2005.

4. Old business

- a. Tree Spraying has been approved by the town. Trees will be treated for pesticides in 2005. The result should be less dead trees. Some neighbors have requested to be notified when the spraying takes place. The board gladly will do so via email.

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5. New Business

a. 2005 budget

No increase to the annual dues. No special projects planned for 2005

Motion by Mark DiNino to accept the budget. Motion is seconded Motion passes.
unanimous from those present. Only 1 no vote via proxy.

b. **Land donation:** Motion by Don Austin to donate the common areas to the Conservation Commission so they can assume the liability and enforcement of the property. The result would be an abatement to lower the association tax liability. The condition would be that the land can only remain in its present condition. The property would be legally deeded so that if the conservation commission ever tried to sell or alter the property, the association would retake ownership. Motion was seconded. Discussion. Motion Failed

c. Motion by Bob Starkey to prevent board members from hiring contractors that do work for the association. Motion was not seconded. No discussion. Motion does not pass nor was voted on.

d. **Safety Committee Report- given by Jerry Blake**

1. Discusses the objective of the committee. To increase the safety level in the neighborhood.
2. A new neighborhood watch system has been implemented.
3. The park had many minor repairs and covering of graffiti.
4. Neighbors are encouraged to join the group. Monthly meetings take place at different residents homes. Visit the website to contact the safety committee.
5. Creating a community newsletter.

e. **Addressing concerns.**

1. Someone is dumping yard waste on what is believed to be association property. An email note will go out asking that no one dump yard waste in the common areas. Neighbors are encouraged to approach anyone who is doing the dumping to stop.
2. Discussion about getting the whole neighborhood surveyed. We would need 3 estimates. Offer to the floor for someone to head up the committed to meet and greet surveying companies. Costs will be very significant and would have to be voted on by the whole association. No motion is made.
3. Trash. Neighbors are encouraged to pick up any loose trash in the streets to keep our neighborhood clean.
4. Dog droppings. Neighbors are encouraged to clean up any pet waste off of other neighbors yards.

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f. Motion to open nominations for a new director position. Motion is seconded. No one stepped up. Motion to close nominations for Directors position. Motion second. Motion passes.

g. . Motion by Don Austin to accept Rick Dunham of Tanzi Lane as new director. Motion is seconded. Motion passes.

h. Don Austin is stepping down after 6 years of service to the association. Applause.

i. Floor is turned over to Mark DiNino. The association is encouraged to contact the board at any time to address concerns. Board will meet to restructure the officer positions.

j. Motion by Mark DiNino to adjourn. Motion was seconded. Motion passes.