

MILLBROOK HOMEOWNERS ASSOCIATION

Board of Directors

Monday, November 17, 2003 7pm-9pm Esten School, Rockland, MA

Meeting Minutes

1 President' Report- given by Don Austin

- a. Meeting procedures reviewed
- b. Projects Completed
 1. Fence painted on Morningside Dr
 2. Playground wood chips
 3. Plantings at both entrances

2. Treasurers Report- given by Joseph DiCienzo

- a. Review of 2003 budget- insurance was more expensive than budgeted for
- b. Only 1 delinquent account
- c. Billing aspect is being turned over to a company.

3. Old business

- a. Skating pond repair
Some boundary disputes
Discussion to survey the home owner's property for less money to help settle dispute.
Motion to complete the project. Motion Passes

4. New Business

- a. 2004 budget
New items: Bookkeeping services, tree work
Discussion about Bookkeeping service
Motion to accept the budget. Motion is seconded Motion passes. 31 yes, 8 no, unanimous from those present.
- b. Owner concerns
 - 1 Tree spraying. Motion to continue spraying pesticides to trees. Discussion. Motion seconded. Motion passes.
Joe Ruffo asked Judy Deam about the tree issue. Judy Deame explains.
 2. Discussion Adopt a green program
Amendment Motion by Steve Murphy to have the adopt a green program for the entrances only. Motion has been seconded. Motion Fails.
Original Adopt a Green Motion passes. 41 for 36 against
Board of Directors will set up the system and guidelines for the program.
- c. Denise DiCienzo 33 Millbrook Dr. Addresses vandalism in park and problems with loiterers. Non Millbrook residence. Discussion to create a committee to address the issue. Joe DiCienzo offers to start the committee.

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- d. Don Austin addresses the issue that a level 3 sex offender lives in the trailer park.
- e. Motion to close nominations for Directors position. Motion second. Motion passes.
- f. Judy Deame was asked to take the podium.
- g. Joe Ruffo was asked for take the podium
Joe Ruffo wins election 59 to 15. Joe Ruffo is a new director.
- h. Motion to adjourn. Motion was seconded. Motion passes.