

Millbrook Homeowners Association

Board of Directors

Meeting Minutes of Officers Meeting Held
October 6, 2010, 7:30pm 28 Morningside Drive

Present: Mark DiNino (MD), Rick Dunham (RD), Jerry Blake (JB)

Old Business:

1. Dues Collection: Update was given to the board by MD regarding the 2010 dues collection. At the time of the meeting there were nine households that are in arrears. Appropriate action has been taken to collect outstanding balances.
2. Budget Process: The budget for the upcoming year is in progress and going well. It will be distributed for review as soon as it is complete. Any changes or concerns should be raised prior to posting for annual balloting. All financials will be available online.
3. Annual Meeting: Ballot for distribution to all households is in progress and will be distributed for review as soon as it is complete. A copy of the 2011 budget and voting ballot will be sent to each home for vote by November 28, 2010.
4. Dues Increase: The board voted unanimously that the dues will be increased to offset some of the unforeseen costs the development has been experiencing. These include the signs posted in the park, the additional tree pruning required by the town of Rockland highway dept and Police for ease of patrolling. At the time of the meeting the new increase had not yet been determined.
5. Financials: MD gave a review of the HOA financial status, there are no issues with cash flow and savings.
6. Entrance Signs: The sign replacement options are still ongoing, attention has been pulled from this to address some of the other pressing issues required.
7. Cul-de-sacs: The projects are ongoing.

3. Park: A park committee has been formed and is current researching options for repair, replacement or elimination. Meetings will continue to be held and options prepared to present to the neighborhood in the upcoming year (2011).

New Business

1. Park Repairs. The board voted unanimously to provide necessary repairs to the equipment in grounds in the park to make the area safe for those who use it.
2. Vandalism. Discussion took place regarding the vandalism and after hours activity. The board will continue to do is much as we can to try to repair any vandalism and report any unusual activity to the police and will encourage all neighbors to do the same to ensure our neighborhood is safe for our children.