

# *Millbrook Homeowners Association*

## *Board of Directors*

Meeting Minutes of Officers Meeting Held  
October 5, 2011, 7:55pm 43 Morningside Drive

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

### **Old Business:**

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1. Dues Collection: Update was given to the board by MD regarding the 2011 dues collection. At the time of the meeting there were ten households that are in arrears. Appropriate action has been taken to collect outstanding balances. Note addresses whose dues are in arrears will not be allowed to vote or participate in discussion at the annual meeting.
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: Meeting will be held November 9, 2011 at the Harmon club in Rockland. Flyers and e-mails will be distributed to make homeowners aware that there is an actual meeting for 2011.
4. Dues Increase: The board is trying to keep the increase to the dues at a minimum. The association's real estate taxes have increased significantly and will require an increase in the dues to cover the cost increase. 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. The board cashed in a C.D. with Sovereign Bank and deposited \$6,920.37 into the Bank of America account.
6. Entrance Signs: The sign replacement options are still ongoing. Meetings had been announced and conducted with all homeowners who were interested in being part of making design decisions. The goal is to have the Millbrook drive sign and landscape improvements completed prior to the end of the year.

7. Cul-de-sacs: The projects are ongoing.
8. Park: The park committee has completed researching options for repair, replacement or elimination. The park committee will make a presentation at the annual meeting, to inform the homeowners of all the options and costs associated with each option. A vote will be taken by the homeowners for which option to proceed with and the approval of the special assessment costs required to perform the work.
9. Vandalism. Discussion took place regarding the vandalism and afterhours 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.

### **New Business**

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1. Road Repair The Rockland Highway Department has been made aware of the developing pot holes and road repairs necessary. They have been in the neighborhood performing some repairs. No time frame for completion has been given.
2. Street Signs There are several street signs that have been removed illegally. The Rockland Highway Department has been made aware that the signs are missing, however due to budget constraints; no time frame for replacement could be made.