

Millbrook Homeowners Association

Board of Directors

Officers Meeting

September 24, 2008, 7:30pm 43 Morningside Dr.

Present: Mark DiNino, Rick Dunham, Jerry Blake,
Mark Burns from Burns Landscaping

1. Joe Ruffo will be stepping down as Treasurer effective September 23, 2008 due to personal reasons. We thank Mr. Ruffo for serving for 5 years.
2. Rick Dunham will resume position of Vice President/Treasurer effective immediately.
3. Jerry Blake of 28 Morningside Drive will fill the position of Secretary and officially run for the position in November. According to the covenants, the board can appoint an individual to fill an open board position until the next election period. Nominations will be opened this Fall.
4. 2009-2011 Landscape Contract with Burns Landscaping is unanimously approved. In exchange for a 3 year commitment, Burns Landscaping has included for FREE, over \$8000.00 in additional services each year for the next 3 years for a total of over \$24,000.00. The base contract total has been increased from 2008 due to needed additional services and will NOT increase for the duration of the contract. The prices for itemized services have NOT increased from 2008. For example, the number of lawn cuts for the retention areas, skating pond, and along Satucket road have increased over 30% due to faster growth. Neighbors have called asking when the areas will be mowed next and we could not let the areas look unmaintained. We actually exceeded our allocated cuts by July 2008. A detailed list of the additional services and the contract will be posted online. The board has been very pleased with Burns Landscaping's quality of service over the last 5 seasons. With unpredictable rising fuel costs and other rising costs, the board felt this 3 year contract provided a great deal of value and long term savings to the

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Association. Mr. Burns explained all the details to the board and left shortly after.

5. 2009 Budget approved. Dues are set at \$265 for 2009 and will be due February 28, 2009 with a \$50 late fee if paid after that date. The nominal increase from 2008 breaks down to only \$2.08 per month. A copy of the 2009 Budget and voting ballot will be sent out to each home for vote by November 30, 2008. The objective is to raise dues incrementally to avoid large assessments for special expensive projects. All financials will be available online.
6. Board voted unanimously to send delinquent accounts to the attorney's office for collections. There is \$2435 in outstanding dues, less than 5%. Names of these homeowners are posted on the Millbrook website, unless special arrangements have been worked out, and will be removed when full payment is made. 2 of the delinquent accounts have gone to small claims court for which the Association did win judgment. The Association now has a legal lien on their property which means they cannot sell or refinance until this balance is paid. These accounts are now accumulating interest and attorney fees. Neither of these 2 homeowners have attempted to contact the board to establish hardship or a payment plan. Neighbors who owe dues will NOT be eligible to vote.
7. Mark DiNino 2nd 3 year term as a board member will be expiring at the end of 2008. He will remain President for 2009 if re elected.
8. 2008 was a productive year with minor issues.
9. The board is considering redesigning the entrance signs in 2009.
10. There was some discussion about neighbors establishing a Park Redevelopment Committee. Some neighbors are organizing to develop a plan to install a new play area.