

Millbrook Homeowners Association

Board of Directors

Meeting Minutes of Officers Meeting Held
September 24, 2014, 7:30pm at 43 Morningside Drive

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

Old Business:

1. Budget Process: The budget for the upcoming year is in progress and going well. At the time of this meeting the numbers will remain the same and there will not be a dues increase for the upcoming year. As soon as the final document is ready it will be distributed to the board and any changes or concerns should be raised prior to posting for annual balloting.
Update 11/4/14: The 2015 dues will increase \$15 to \$345.
2. Expense Report: Most of the expenses have been consistent with the proposed budget.
3. Collections Report: Collections continue to progress, same group of homeowners continue to owe. Names and addresses of those who owe dues are posted on the website.
4. Work Projects: Projects completed during 2014 include the following,
 - a. The Morningside drive fence was replaced with a maintenance free vinyl fence.
 - b. Sign work: some missing street signs have been replaced
 - c. Fire alarm boxes have been painted
 - d. Fire hydrants were fitted with marker devices as an eagle scout project.
 - e. Entrance light update: The work order is in place with National Grid.
 - f. The BOD had an illegal fort removed from common area property.
 - g. Replacement of damaged underground utility heads is ongoing.
5. Landscape Contract: BOD has asked burns to put together another 3 year package for review.

6. Solar Panels: BOD held a discussion regarding solar panels and updating the neighborhood by-laws to address solar panels. MD noted that he had our attorney review the current document and there are provisions regarding solar panel installation in Millbrook. The Board voted and was unanimously decided to keep the by-laws as is and make no changes at this time.
7. Activities Report: JD gave a brief synopsis of the past years activities and activities scheduled to close out this year. JD also notified the board that she will be stepping down at the conclusion of this year's scheduled events. Reluctantly the board accepted her resignation and her skills and enthusiasm will be greatly missed. JD stated that she will be reaching out to neighbors to try and find her successor prior to stepping down.
8. Annual Meeting: Discussion took place and agreed that there were no issues that would require an annual meeting for this year. The board voted and was unanimously decided to not have an annual meeting.

New Business

1. Re-Election: Mark DiNino's seat is up for re-election and will be placed on the ballot.
2. New Board Seats: The board discussed the idea of adding 2 seats to the current board. It was decided unanimously that we will add 2 seats to the Millbrook BOD. This will help to interject fresh ideas to the board and also help in transitioning current board members who may wish to step down in the future,