

CAMDEN WOODS  
ANNUAL MEETING MINUTES  
Monday, March 23<sup>rd</sup>, 2015

Mike Sweeney called the meeting to order at 7:05 PM and shared with the homeowners that at this time we did not have a Quorum but would still go on with the meeting.

There was no approval of the 2014 meeting minutes because of the absence of a Quorum. Mike Sweeney welcomed everyone who attended and introduced the Board members present and John Marshall of 1<sup>st</sup> American.

**Treasurer Report** Mike introduced John Marshall who gave the Treasurer report, he reviewed the 2014 year end actual and started that there was \$18,764.85 received in total income which was lower than budgeted and explained that several thousand dollars of 2014 revenue were posted to the account in 2013. \$5,274 was posted to the Capital Reserve account leaving yearend balance of \$6,009.00 in the account. All other expenses for the year tracked according to the budget.

Mr. Marshall went on to review the 2015 budget, he stated that there was no increase in the assessments for 2015 and the the board has been very diligent in making sure that they watched all their expenses. A new grounds care contract was signed this year and the Board is very excited about bringing this new contractor on board.

There was one question from the audience about the level needed in the capital Reserve account and Mr. Marshall stated that at some point the Board will decide when they feel the account is funded to the appropriate level.

**Old Business** Mike Sweeney spoke about the contracts that the Board has executed for 2015 and said that they were open for review of any homeowners at any time and he reminded them that this was their association and that any information was always open to review by them at any time. He went on to review careful spending practices by the Board and how they have been diligent with the Association funds. Mike discussed the stop sign at Winchester and Fenway and thanked everyone involved including Tom Schmitt and Chief Dowling.

Mr. Sweeney praised the performance of Jim Donahue and his staff at Aquatic Weed Control and stated that it was their efforts that had the pond looking so good this year. He acknowledged the quality of our current meeting space for the Annual meeting and stated that for the \$85.00 cost that it was money well spent to have a professional meeting place for such a meeting. He wrapped up old business with a brief statement about the removal of some dead trees and the Boards plan to replace trees in the future.

**New Business**

Mr. Sweeney stated that the Board plans to work on the repair or updates to the front entrance lighting at South entrance, enhance some park amenities such a permanent picnic tables or benches, improve landscape at both entrances, repair the pier foundation and perhaps a new light

kit for the fountain. He presented a plan for a possible solution to the goose problem which would involve the installation of two floating light fixtures that are supposed to deter the geese from being on site. The cost of each fixture is approximately \$400 and they have a 90 day money back guarantee if not satisfied. There was much discussion about their operation and the consensus of the audience was that we should try the fixtures and see if they work since there is no risk to the Association if they fail. Mike encouraged all members to research the company on the internet and read the testimonial of satisfied customers.

Mike Sweeney closed the new business portion of the meeting by stating to the owners that he enjoyed his role on the Board and hoped that the rest of the members would allow him to remain President for another year. At this point he opened the floor to questions from the audience.

### **Resident Questions**

A gentlemen from the floor inquired as to the legality of allowing a business to operate out of a home. Mr. Sweeney stated that he would research the Declarations and get back to the owner. There were a few concerns about construction traffic and controls and Mr. Sweeney stated that he would speak with the Town but that there was no other construction entrance for this traffic to use.

An owner inquired about any plans for improvement to the constructed wetlands and stated that during development they looked much better. The Board stated that because it was a wetland there was really nothing that they could do but Mr. Sweeney said he would look into it. There were some concerns about chemical run off into the pond from the yards and several members made statements about trying to make sure that they use organics and low or no phosphorus when fertilizing.

Questions came up about the condition of some of the street signs that they were peeling and the Board said that they would look into possible repair.

There being no further questions of business to come before the Board the meeting was adjourned by President Sweeney at 7:50 PM.

Respectfully submitted.

John R. Marshall

1<sup>st</sup> American Management Co., Inc.