

JP Board Meeting Minutes/Summary

January 4, 2010

The meeting opened with an introduction of the Jamison Park Town homes Association Board Members, Phil and Karen. They informed us that they are looking to establish a mutually-beneficial relationship with our community. They are aware of perhaps some short-sightedness in the past on the part of other board members, but are interested in turning that around. They had recently met with PPM regarding possible management, expressed interest in making landscaping improvements (to include perhaps piggybacking on our relationship with EnhanceScapes), and are moving toward improving communication between town home owners and the new town home association board, as well as with our board.

The meeting was officially called to order by Rob Fahy at 7:25pm. Members eventually present included: Rob Fahy, Tim Miller, Jason Nolan, Roy LoVerde, Jen Garey, Gary Penny, and Dan Powell. Monica Legere was present as the PPM representative.

- 1) Approval of Minutes. Jen sent around draft minutes for additions or corrections back in October, having heard only from Monica with changes, the changes were made and minutes finalized.
- 2) Recap of Holiday Party. The party was held at the Nolans; fun was had by all who attended and it was deemed a success. Approximately \$400 was spent on catering the party and an additional \$250 was spent on paper goods, drinks and cleaning.
- 3) Budget. In general, we are under spending and the financials look good. A brief discussion of the 2010 budget ensued. A cash-operating reserve account was set up in the amount of \$3,000 with \$1,000 to be added monthly as on budget. The issue of the \$1440.00 telephone bill was raised; Monica will again look into the land line situation.
- 4) ARC. The Arc requests are moving along smoothly. Monica provided a summary of the 2009 requests – there were approximately 14 for the year.
- 5) Pool Issues.
 - a. Monica expressed frustration with CPM and their lack of response for the VGB compliance contract. A contract was eventually received; the board asked Monica to seek slightly different terms, namely: a 30/70 payment situation, completion by March 15, 2010 and a 2-year warranty.
 - b. A discussion regarding a waiver for the pool and for special hours for lap swimming resulted in the decision to have one waiver that all residents must sign in order to get their key fob activated. That waiver will indicate that if a homeowner is interested in the ability to lap swim at different times, they can contact Monica for additional information. The hours of the pool will be 9am – 8pm; lap swim will be 6-9am.
 - c. Gary Penny found a potential donor for a bike rack. He will follow-up to see if that is still a possibility. He will also take pictures of the area for placement of the rack in time for the next meeting. If the rack will not be

donated, he will look into possible purchase of one. He will also look into possible cracks in the women's bathroom window and determine if there are broken blinds/shades.

- d. The board decided against repairing the three broken pool umbrellas, due to their low cost. Instead, Gary Penny will keep a look out for the umbrellas at Costco, in case we want to purchase brand new ones.
 - e. The board discussed the necessity of power washing the pool area, pool furniture, structure and the fencing out in front of the community. Cary Power washing, came in with a competitive bid and the board decided to support this Jamison Park-homeowner business. Monica will get the company appropriately certified by PPM so that the community can do business with them.
 - f. Monica brought a flyer for the town homes to join the pool at the new rate of \$300. It was a draft and needed some changes, but generally the board agreed that the format, once edited, would be sufficient.
- 6) Capital purchases. Due the length of the meeting, all discussions regarding capital purchases were tabled. The board decided that this subject will be at the top of the agenda for the next meeting.
- 7) Social Committee budget. The board approved a social committee budget of \$1500 for 2010.
- 8) The board received a presentation regarding speed enforcement throughout our community from Steve Lucovsky and Catherine Pate, two JP homeowners. They put together a very convincing power point on the need for additional signage and/or monitoring devices in our neighborhood. Specifically, their requests were as follows: relocate the initial speed limit sign at entrance or the neighborhood further into the development (it is currently blocked by trees), add a speed limit sign on the right as you climb the large hill on Jamison Park Drive exiting the community, communication by the board to the homeowners highlighting the speeding problem and potential implications and resolutions, and a letter to the Department of Transportation. The board agreed to establish a special committee that Steve will lead. He will draft the requested letters and research potential traffic calming devices and present the board with options at the next meeting.
- 9) Jason presented options regarding consolidation of trash pick-up in our neighborhood. While all companies had the opportunity to present our community with a plan, Waste Management came through with the most savings. The board agreed unanimously on attempting to implement the program in our neighborhood. The question of logistics remains. A proxy was discussed, with the possibility of an emergency meeting to be scheduled. Monica is looking into the accomplishment of all of the above.

The next meeting was not scheduled. The meeting was adjourned at approximately 10pm.