Notting Hill Homeowner’s Association

1st Annual Meeting

July 22, 2021

Present: Kelly Jones, Cathy Stich, Tonii Rizzo, Gary Freeland, Stephenback, Rich Sohan, Jenny Aros & approximately 85 homeowners.

Meeting started at 7:05pm

President’s Report: Board is working on website. Working on full list of homeowners and working on getting answers to financial situation.

Vice President’s Report: We have obtained account information and are meeting with contractors. Clubhouse has been rekeyed and cleaned. Lock has been put on outside spigot and filter installed in furnace. Mast list of lampposts obtained and reported missing/outages and ones that need to be fixed. Voted on 60 day stop on fees and liens. Mgt co to send Ball Homes & Welch dues owed. Host food trucks to continue.

2nd Vice President Report: Helping with landscaping contract and other contracts. Plan to request Villa HOA to pass along email addresses.

Treasurer Report: It looks like we covered costs of trees when we should not have. Does not look like reserves were funded as told. Looking into seeing if we can get trash pick up included in dues.

Vice Treasurer Report: Garden Homes are still under construction and HOA not turned over from developer. Provided background info.

Member at Large: Provided background info.

Old business: Discussed many items that Board is still working on; Bonds that have not yet been released includes sidewalks on Charmwood. City is backlogged in checking on sidewalks. All 3 ponds are owned by HOA. $3,000 was not provided but was transferred from our own funds. Need reserves for clubhouse repairs, landscaping (including fences, entrance stone walls and lettering) and any future repairs/improvements that may be needed (possibly playground).

New Business: Rental fees for clubhouse will be $125 plus $100 refundable cleaning fee. Trash contract explored but haven’t received info from all vendors. A review of CCR’s and ByLaws will be taking place. Parking on streets was discussed. Food Trucks were discussed and will continue.

Open Forum: Asked what management company does for HOA. Member inquired about upcoming meetings and what it will cost to live in NH. Member plans to expand driveway and asked what they needed to do for approval. (Homeowner was directed to CCR’s.) Member asked about vacant lot (which contains at least 2 sinkholes). Discussion about how to be proactive in providing information to new homeowners regarding CCR’s and By Laws. Planning on adding email, website and Facebook as official means of communication ~ requires a change to By Laws. Discussed setting up new website that is controlled by the HOA.

Next Board Meeting to be held 8/3/2021 at 7:00pm at the clubhouse.

Meeting adjourned at 8:54pm.