**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**September 19th, 2023**

Time: 7:00 P.M.

Location: Notting Hill Clubhouse

1. **CALL TO ORDER TIME**

7:00 P.M.

1. **ROLL CALL OF OFFICERS**

Present: Stich, Rizzo, Freeland, Jones

Board Invited Guests: None

1. **MEMBER ISSUES/DISCUSSIONS**

Ensure enforcement of CCR’s and asked questions about trash containers. On-street parking complaints. Cars parking on street waiting for busses complaint, along with a speeding complaint for Notting Hill Boulevard.

1. **OLD BUSINESS**
2. Communication letters for annual meeting went out. 22 had to be sent via USPS. 13 were returned via email. Some residents found them in their spam folders eventually and one member chose to block our email address.
3. Three liens have still been filed and one foreclosure is in process. No other updates from counsel.
4. Ponds-2 more treatments. Grass carp are still not in for the State so the board recommends waiting til Spring of 2024 at this point.
5. Cathy is retiring her sprayer. Motion made/approved to hire outside company not to exceed $7,000.00.
6. Cathy has done more than her fair share of opening/closing/cleaning clubhouse. Motion made/approved for an outside company to handle. Estimates to be requested. Rental cost needs to be reviewed. In addition, must consider Open/closing/inspection before and after rental/changing furnace filter/drywall repairs/paint touch-ups/pest control/rug cleaning/garbage cans in and out, washed, etc./cleaning supplies/ paper products, etc.

1. **NEW BUSINESS**
2. Copies of current budget on the table.
3. Board to consider by-law change on member responsibility to attend meetings. What happens if a certain number is missed?
4. We have to consider the life cycle of the clubhouse (a/c system, roofing, flooring, paint, windows, drywall repair, rug cleaning, etc.) as well as fencing, landscape repairs, entry wall, ponds, etc. The goal is to balance current expenses with greater funding of the reserve account due to the fact the developer only met the legal minimum requirement.

1. Board considered playground equipment costs for future. Can we afford? Is there a demand? Middletown had some used, but worn. Cost would be at least $6,000.00 at this point. Board believes the priority is landscaping first.
2. **Executive Session**
3. **NEXT MEETING DATE**

Tentative for October 17th, 2023.

Adjourned approximately 8:36 p.m.