Notting Hill HOA Board Meeting

Date: April 18, 2023

Time: 7:00p

Location: NH Clubhouse

1. **Call To Order**
	1. 7:00p
2. **Roll Call of Officers**
	1. Present: Cathy Stich, Tonii Rizzo, Gary Freeland, Tony Turoso
	2. Dr. Mark Vance addressed the board as guest speaker: Dr. Vance expressed displeasure in black horse fence maintenance and inconsistencies in how the board has responded to his past requests of tying into the fence. The fence is located in the back lot of the homes on Foxbough Glen Place. He expressed how the home next to him is treating the fence, and area behind it, with neglect. The board responded back that the fence, and the areas behind which lie on the homeowners property, is the responsibility of the homeowner. NH HOA does not maintain these fences or those areas. Dr. Vance is going to send his past responses he received and has asked for consistency in communicating the homeowner and to address any upkeep violations which the board has authority to manage.
3. **General Board Reports**
	1. Treasurer’s Report
	2. Reviewed P&L
4. **Old Business**
	1. Fence repairs underway with expected completion in 6-8 weeks. $13K budget with $8700 actual expected.
	2. Electrical repairs complete at $620 actual and $1000 budget.
	3. Charmwood landscaping complete but grass application will need to be addressed.
	4. REACH Alert system is set up with less than 50% participation. Will include in general letter.
	5. ADA ramp install is targeted for June.
	6. 16 homes delinquent on dues. April 15 deadline and liens will be assessed.
	7. General letter to include: speeding, trash, recreational vehicles, parking, website.
	8. Street sign has been installed
	9. Pond maintenance: at max level of application due to low water levels. Will monitor.
	10. Gary has agreed to do taxes for the HOA
	11. Tonii raised a motion on the Feger litigation: not to spend any money to pursue anything outside of the settlement agreement. Motion passed.
5. **New Business**
	1. West spigot by pond is broken. Cathy to attempt to fix.
	2. Charmwood deck application. Board to approve.
	3. Additional trees fell in the storm. Review with landscaper for cost to fix.
6. **Executive Session**
	1. Notes not published
7. **Adjourn**
	1. 8:54p

**Addendum:**

None