

**FINNEY
CROSSING**
**HOMEOWNER'S
ASSOCIATION**

**Finney Crossing Residential Master Association
Board of Directors Meeting Minutes**
July 25, 2019

Attendance:

FCRMA Board of Directors: G Miller, President
John Borch, Vice President
Pam Cowan, Treasurer
Tanya Toth, Secretary
Chris Motter, Member

Lake Point Property Management (LPPM): Corey Hayes, Franklin Mendiola

Finney Crossing owners:

Glenn Enos	27 Kettlepond	Fred Babinger	27 Kettlepond
Robert White	92 Maidstone	Joanna Cole	275 Zephyr
Saran Flynn	235 Zephyr	Joe & Kathleen Cassidy	431 Zephyr
Holly Fenster	Holland Lane, #6	Carroll & Joanne Lawes	244 Dunmore
Lori & Bob Pietropaoli	259 Zephyr	Wanda Bayer	106 Maidstone
Larry & Sandy Shepart	79 Halfmoon	Vicki Poratti	25 Halfmoon
Patti Wakeham	127 Holland	Christine Scott	345 Zephyr
Marie & David Shanks	399 Zephyr	Dot Fisk	27 Kettlepond

Meeting called to order at 6:30 pm by G. Miller.

G. Miller introduced Franklin Mendiola to the community. Franklin will be the liaison to the Board and will handle more of the administrative work that Rich McLain used to do now that Rich has moved to a more senior position. Corey will still be the man on the ground to work on property maintenance issues.

G. Miller opened the meeting for comments and questions from the neighborhood relating to any non-agenda items. Carroll Lawes asked to present a proposal to the Board and the community for the installation of solar street lights along Dunmore and Half Moon. After some discussion, the conversation was tabled until the August meeting when the proposal could be considered as an agenda item.

Wanda Bayer asked if there is a priority of users of the tennis courts (tennis v.s. basketball). There are signs limiting use of the tennis courts, but there are often others from the apartments that come and use the courts. It was determined during the course of the discussion that Snyder Homes purchased and installed the basketball hoop. Action Item → Lake Point and the Board will look into additional signs or other options for discouraging use by non-Finney owners and potential for relocation of the basketball hoop.

There was a discussion regarding the status of any treatments for the Japanese beetles that are problematic in the neighborhood. Glenn Enos stated that he had placed traps in the common area near the tennis courts and garden space. Others had concerns that the traps were too close to the garden beds and were actually doing more harm than good. Marie Shanks suggested that perhaps the traps be moved to the opposite side of the tennis courts from the garden beds to draw the beetles away. There were concerns expressed about the use of pesticides to get rid of the grubs. Action Item → Chris Motter to gather additional information regarding option for eradicating the beetles (traps/nematodes/pesticides, etc.).

Meeting Minutes – May 23, 2019 meeting: Pam Cowan made a motion to accept the minutes as presented. Motion seconded by Chris Motter. Minutes approved by a vote of 5-0.

Meeting Minutes – June 27, 2019 meeting: John Borch made a motion to accept the minutes as presented. Motion seconded by Pam Cowan. Minutes approved by a vote of 5-0.

Review of Financial reports: Franklin reported that the aged receivables list is getting shorter and smaller. There was a discussion of the planned creation of a finance committee. Pam and Franklin will work on an email to the community seeking volunteers with the plan to have a committee in place and able to report to the Board at the September meeting.

Other updates: Lake Point is working on updating the list of exterior home issues that were discovered when Corey did the site inspection in April to capture all known issues to make sure that the Board has a comprehensive list. Action Item #1 → Franklin will send out a report that each homeowner will need to review and confirm that the items listed as issues have not changed. Action Item #2 → Franklin to re-send to all homeowners an inquiry as to preferred method of communication (email/USPS)

Lake Point is also working on the final changes to the webpage that is being constructed for Finney Crossing owners and expects that it will be available on August 1.

DRC Rules and Guidelines: A revised version of the DRC Rules and Regulations was submitted to the Board for approval. There was a discussion of the landscaping language that was proposed and whose responsibility it would be to maintain any plantings that were installed by the owner. It was ultimately determined that the Association should not take on additional obligations with regards to landscaping and that owners are responsible for maintain the landscaping that they add over and above what was originally installed. Tanya Toth made a suggestion to change the language in Section C 1) (i) regarding Rooftop Solar since there is not currently a solar policy. That section should either be held in reserve until a policy is created or deleted. Exhibits A and B are to be added to the final approved version of the Rules and Regulations, with an exhibit to be added in the future relating to requirements for installation of pavers and bases for A/C units. **G. Miller made a motion to approve the DRC Charter, the DRC Rules and Regulations, with the suggested deletion of the rooftop solar reference, together with Exhibits A & B and the previously submitted application form. Chris Motter seconded. The motion passed 5-0.**

Capital Reserve Study: Franklin reported that Snyder has agreed to pay some portion of the cost of the Capital Reserve Study on behalf of the condominium association, which has not yet been turned over to the condominium owners. There are still a couple of lingering questions that Lake Point is waiting for answers on before engaging the vendor. Action Item → Lake Point and the Capital Reserve Committee to engage vendor by August 1, 2019.

Committee assignments: Pam, G and John were given the approval of the Board to work directly with Franklin without having to involve other Board members to create a communication to the neighborhood seeking volunteers for each of the following committees: Finance Committee, Solar Policy Committee and Pool/Recreation Committee. Committees will be formed and will report to the Board on an ongoing basis. G. Miller asked for a report from the Garden Committee as to the 2018 and 2019 growing seasons. Lori Pietropaoli explained that the Garden Committee was originally formed to determine a location for the beds and the original policy. There hasn't been much for the committee to do since its formation since the property manager takes care of the deposits for the beds and returning them at the end of the season. Action Item → Tanya Toth will set up a meeting with the Garden Committee at the end of the growing season to determine how things are working, whether or not additional beds are required, etc.

Bird Feeders: Lake Point has made great progress in reducing the number of bird related issues that we have in the neighborhood. The DRC Rules and Regulations include a statement that only hummingbird feeders are allowed. It was decided that a formal policy regarding bird feeders is required in order to maintain the progress made to date with regards to the birds (pigeons in particular). Action Item → Tanya Toth to draft a policy regarding bird feeders for Board consideration.

Landscaping RFP: Franklin reported that RFPs for landscaping and plowing have gone out. Each contractor that is preparing to submit a bid must complete a mandatory property site tour with Lake Point. Chris Motter requested to be included in those meetings. All bids are due by August 16th for a decision to be made at the end of August. This will be an agenda item for discussion at the August Board meeting. Action Item → LPPM to send out survey monkey with limited number of questions to community to gather feedback regarding landscaping/plowing vendor. Chris Motter and Franklin to create questions – Chris will review feedback.

Pam Cowan made a motion to close the open session of the meeting and to adjourn to Executive Session for the purpose of discussing a legal matter at 8:15 pm. Tanya Toth seconded the motion. The motion passed 5-0.

[Executive session- Note that John Borch left the Executive Session at 9:00 pm]

G. Miller made a motion to close the executive session at 9:07 pm and adjourn the meeting. Pam Cowan seconded the motion. The motion passed 4-0.