

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 17, 2017

**MINUTES**

The meeting was called to order at 7:00 by Betsy Dienes.

Directors in attendance and introduced as follows: Jennifer Moore, Christina Serafino, and Ed Behan.

The board of directors approved the January meeting minutes through email.

Sewer Lift Station- Update on progress by Valerie Spalding.

No report by US Security.

Kris Schneider of Fred Smith Company gave an update on townhouse repairs; gutter cleaning is in progress; leaf removal is almost finished; perineal trimming in progress; turf treatment applications in progress; pine straw will be installed in March. There was a question about townhome fence repair and Kris stated fence repair is the homeowner's responsibility.

Jennifer Moore reported for Reid Smith: 1) FSC will have a plan for golf cart paths at Mar mtg. 2) Would like to share US Security services, i.e. FSC would pay for 2-8pm service (HCA currently pays for 8pm-4am service) and ask US Security to cover both neighborhood and golf course during total shift hours.

Jennifer reported the swim team insurance rider was approved.

Scott Hammond met with Pool Professionals to turn over the pool maintenance responsibilities. Pool Professionals will start the pool management and maintenance contract on February 16, 2017.

Ed reviewed the January balance sheet and discussed Phase 4 of the town home roof replacement projects; 106 townhome on Persimmon Ridge, Metacomet will be included. Ed again urged the Oakland Hills town home owners to start their roof replacement project.

New Business:

Resident forum: S. Steele discussed forming a 10-week Summer tennis team for residents. Would need to reserve both courts on Wednesday or Thursday evenings for matches, and Saturday's at 8am-10am for practices. Insurance is required for the team; M. Vick discussed parking violations on Eagle Trace; C. Billingsley requested use of the basketball court for a USA Young Development Basketball program starting April 1, grades 6-12, four teams, league would be responsible for cleaning the court floor and all expenses. The board asked Mr. Billingsley to attend the March meeting to further discuss; J. Black discussed townhome repairs and neighbor's Xmas decorations in yard.

None of the personal trainers attended the meeting. The Board wants a letter drafted by the attorney for all trainers to sign that are performing personal training using the association's equipment and facility.

The board wants to change the parking violation fine rule: all parking violations will be subject to immediate fines. Violations committee and board of directors will work on this.

#### Unfinished Business:

- Athletic room equipment – The board is reviewing three quotes for new strength training equipment and two spin bikes.
- Tennis court entry fob system – Citadel Locksmith will install the electronic entry fob system. Homeowner will turn in metal key for a fob or purchase a fob for \$20. Until the tennis court project is completed, Ed will unlock the gate during nice weather. Will need signage for rules on the tennis courts (no dogs, etc.).
- Playgrounds (pending): expand play areas; bench replacement with synthetic wood and relocate under the shade structures, add toys, install new mulch.
- Athletic center will open at 5:00 am Monday-Friday for a three-month trial period starting February 13, 2017.
- Irrigation repairs of \$3800 will be performed in the Spring.
- Noah Harris, April (FSC), Pete Carraras, and Clubrunner are working on the golf course Clubrunner problem. Firewall preventing access to golf course Clubrunner.
- WO plaster is failing. Association will contract with Pearl Pool to acid wash the pool to remove scaling.
- The WO playground equipment was repaired in January.
- Landscaping repairs at WO: Yardnique will do the projects in February. The board wants the area to be attractive and low maintenance. These improvements could result in an adjustment on the monthly maintenance contract. The area between the pool and clubhouse patio (dog station area) also needs mulch since grass does not survive because the area is too shady from the trees.
- Security cameras - LRPC is reviewing the security camera quotes. AT&T needs to install fiber to accommodate the security cameras.
- Oakland Hills creek renovation. Bob Carper will call the city if they have not contacted the HOA. Bob reports the scope of the project was changed.

The following committees gave reports: Oakland Hills, Hi Milers, Neighborhood Watch, Golf, Aquatic, Long Range Planning.

#### Misc:

- Cart path repair/replacement is to begin in 2017 starting with 9 holes to be completed and end in 2018 with remaining 9 holes.
- The shot clock in the gym needs to be repaired.
- Check with insurance agent about liability to the association for sponsoring a tennis team and youth basketball program.
- Ask CPA if the HOA must pay tax on services because of non-profit status.
- Work on the parking lots gate (future).
- Betsy is working with insurance agent for liability insurance to cover daycare staff, swim team, Pickleball players, Hi-Milers, etc.

The meeting adjourned at 8:48 pm. The next meeting is scheduled for 7:00 PM on March 15, 2017.