

HEDINGHAM COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Hedingham Homeowners Association was held on March 11, 2009, at 6:35 P.M. in the Willow Oak Clubhouse, the Vice President (Ed Behan) being the chair and the Secretary (Jeanne Molloy) being present. Also present from the board were Tracy Hicks, Brent Wood. Michael Zmuda (on behalf of CAS Management) was also present. This was a closed meeting to residents.

Mark Gunter and Ed Flowers attended the meeting to make a presentation and answer questions to the board regarding their services for dues collections.

Fred Smith, from the Fred Smith Company, gave reports on his position regarding past wood rot concerns, townhome maintenance, the golf course and the swimming pools.

Jeanne Molloy made a motion to hire Gunter and Flowers to take over the Hedingham Community Association collections. The board approved this motion.

The meeting minutes from the January and February board meeting were accepted.

Tracy Hicks gave a treasurers report.

Michael Zmuda discussed with the board options for instituting regular HVAC inspections for the Hedingham Athletic Club and the Willow Oak Clubhouse. Jeanne Molloy made a motion to accept Bolton Services 1 year contract proposal in the amount of \$2364. The board approved this motion.

Michael gave a report on the status of the lift station. Further information was requested by the board regarding specific info on the types of pumps used at that station and the costs to replace them if required.

Michael Zmuda discussed with the board options of removing vehicles in the common area parking lots. The Board of Directors decided to restrict long term parking in the Willow Oak Pool, Grand Traverse Pool and Hedingham Athletic Club parking lots. Beginning May 1, 2009 any homeowner that would like to park in any of the above-mentioned parking lots overnight must register their vehicle at the front desk of the Hedingham Athletic Club. The length of time a vehicle/trailer will be allowed to park in those lots will be reviewed on a per request basis. Any vehicle/trailer parked in a lot overnight that has not registered with the athletic club is subject to towing from the property. The HOA will issue one warning in the form of a sticker on the driver side window. Costs for recovering a vehicle from the towing company start at \$150 plus daily storage costs. Towing company information signs will be installed at the entrances to these parking lots in the near future.

Michael Zmuda went over with the board the repairs needed for the swimming pool pump motor along with the drain work. The board voted to proceed with the repairs.

The board discussed possible candidates to fill the vacant director spot on the board. Ed Behan agreed to contact several people to see what their interest level was in the position.

Tracy made a motion that the association seek legal representation to investigate the matter of the 2004 Fred Smith Company financial guarantee. Brent Woods abstained and all other board members voted to approve.

Rental guidelines form modifications were discussed. Michael Zmuda will update the form and distribute to the board when completed to review.

The board discussed the community summary info sheet. Michael Zmuda will look into adding a disclaimer at the bottom of the document and send to the board for review.

The board discussed that the community sign guidelines need to be enforced in the entire community more strictly starting June 2009.

The meeting adjourned at 9:30 P.M.