

HEDINGHAM COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING, APRIL 19, 2017

MEETING MINUTES

The meeting was called to order at 7:00 PM by Reid Twine. Directors in attendance and introduced as follows: Reid Twine, Reid Smith, Jennifer Moore, Christina Serafino, and Ed Behan. Also present, Jeff Allen, Interim Community Manager.

The board of directors approved the March 2017 meeting minutes via email.

I. Sewer Lift Station - Valerie Spalding.

Ms. Spaulding has met with the project engineer, contractor, city attorney and others and provided an overall update on the progress and status of the project. The contracts will be signed 4.28.17.

II. Secretary's Report – nothing to report.

III. Treasurer's Report – Ed Behan

Reviewed balances in operating and reserve accounts. Total assets are approximately \$2,500,000. Reviewed TH roofing project, security camera installation, tennis court key FOBs.

IV. Fred Smith Company Report – Kris Schneider

Reported on repairs to TH associated with closings on units sold; 2017 TH power washing to start; mowing the Bermuda grass will start soon. Golf course manager – Daniel Davis reported that the signs at the entrance and crosswalks have been replaced /refurbished; greens are being treated, carts have been repaired and more are in service.

V. CAS Management Report – Jeff Allen

Progress is being made on readying the pools for the May 20<sup>th</sup> opening; the project to bond various components of the pools' electrical systems to prevent accidental electrocution at the pools will be completed in time for the pools to open; the annual 2016 financial review is nearing completion; the repairs to various TH units identified during last summer's inspection of the TH is nearing completion; a recent problem with the a/c system at the Athletic Club has been repaired; the fiber telephone lines into the athletic club and clubhouse have been run and the various components of the system are being connected, there have been some problems in getting the entire new system coordinated and working properly.

VI. US Security – No report.

VII. Committee Reports

- Modifications Committee – Reid Smith, FSC request to construct a new home on the remaining lot in Hedingham has been approved. A discussion regarding fences concluded that consistency in the look of the fences is important.
- Violations Committee – no report.
- Social Committee – The Easter egg hunt saw a good turnout and was enjoyed by the participants.
- Oakland Hills – the issue of the stream bed restoration and relocation was discussed; a question was asked about the status of the plan to adopt an amendment to the Second Supplemental to the Covenants. The Board answered by stating that they were investigating a proposal to allow Oakland Hills to become a separate neighborhood (#12) and would have their own budget for repairs, landscaping, etc. and determine their monthly assessments and how the money would be sent. The hope is to accomplish this in the next few months.

IX. New Business - None

VIII. Unfinished Business

- Playground Equipment – there is additional new playground equipment to be installed, quotes for a maintenance policy on the playground equipment are being received.
- Fitness Equipment – we have received 2 quotes for new fitness equipment for the Athletic Center. The quotes will be sent to the BOD for review.
- Playground Mulch – 100 cubic yards of playground mulch is to be ordered and installed. (Note: the mulch has been installed.)
- Fitness Center Early Opening – The fitness center has been opening at 5AM for the past two months. Few people show up before 5:30AM. The 5AM opening will continue for another 30 days at which time the decision will be made regarding the opening time.  
Other matters of Unfinished Business will be held over for the May meeting.

Meeting Adjourned at 8:45 PM.

J. Allen