

**HEDINGHAM COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

The regular monthly meeting of the Hedingham Homeowners Association was held on September 9, 2009, at 7 P.M. in the Willow Oak Clubhouse. Board members present included President Ed Behan, Secretary Jane Schwartz, Brent Wood, Treasurer Tracy Hicks and Vice President Jeanne Molloy. Michael Zmuda was also present on behalf of CAS Management.

The meeting minutes from the August board meeting were unanimously accepted.

Fred Smith Company representatives were in attendance and gave short reports on the pools, golf course and maintenance contracts. Reid Smith stated that aeration was done on all 18 holes. Reid also stated that he met with Fosters Lake and Pond maintenance and received a positive report that the vegetation in the lake was healthy. They also restocked the lake with grass carp and announced the recent sewer spill nearby did not affect the lake.

Brent Wood reported that after some research that he believes the sewer lift station on Worchester Place services 16 homes. The board requested that Michael prepare and send out an awareness letter to those 16 residents letting them know some facts regarding the lift station and educate them on how to avoid problems in the future.

The board requested a candidate request form be included in the upcoming newsletter to recruit interested residents in the open board positions.

A motion was made to accept the financials as reported by Tracy Hicks and they were unanimously approved.

Michael Zmuda gave a community managers report. Michael made the board aware of requests to remove center landscaping from island at intersection of Liverpool and Willow Oak due to safety concerns. Decision was approved to remove landscaping. He also reported that maintenance contracts are in progress for next year including those for landscaping, golf, townhome maintenance and security. Ed Behan also mentioned the CAS contract is also due for renewal and the Board will meet to discuss this one.

The tennis courts are not currently locked. Michael reported he is having no luck yet in getting the cost to replace a damaged tile in the tennis court surface but will continue to pursue it.

Michael also said he is working to clarify and simplify the community budget document and plans to review it with Treasurer Tracy Hicks by the end of the week. The board requested to have the budget completed by November.

Ed Behan noted there is a pending by-laws change to make elections easier for neighborhood committee voting members to vote on behalf of their constituents. It appears we will be unable to meet the official timetable for accomplishing the HOA Board elections but will do the best we can in order to do it correctly. The nominations solicitation will appear in the newsletter that will go out next week and the due date for nominations will be October 5. There was discussion about holding the election just prior to the November board meeting.

Craig Martins reported on behalf of the golf committee. All proceeds (\$1500 prizes) from the Resident Appreciation Golf Tournament will go to the participants.

During the Resident Forum, Glen Fredrich announced he would like to bring an artists' forum to the community and has enlisted four participants so far. He is also arranging for a pet adoption van to be present in November to encourage adoptions within the community.

The meeting adjourned at 8:15 P.M.