

## **HEDINGHAM COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING**

The regular monthly meeting of the Hedingham Homeowners Association was held on October 14, 2009, at 7 P.M. in the Willow Oak Clubhouse. Board members present included President Ed Behan, Secretary Jane Schwartz, Brent Wood and Vice President Jeanne Molloy. Treasurer Tracy Hicks was not present. Michael Zmuda was also present on behalf of CAS Management.

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

Fred Smith presented a 3 year proposal to the board to enter into an agreement with the Fred Smith Company for Pool, Golf, Townhome Maintenance, Common Area Maintenance, and a monthly credit amount to satisfy the outstanding audit issue. This proposal offered additional savings to the community if all contracts were awarded to the Fred Smith Company. The Board stated they needed additional time to evaluate the offer.

Fred Smith Company representatives were in attendance and gave short reports on the pools, golf course and maintenance contracts. Reid Smith stated that there are two upcoming fall tournaments scheduled that included a Par 3 tournament. The pools are now closed and the FSC felt we had a very good summer pool season overall. Jonathan Hill reported that pressure washing was completed on Thornblade. Grand Traverse is on schedule for completion the following week. Annual inspections would be done by the first week of November.

A motion was made to table the financial report until next month when Tracy Hicks was present. That motion was unanimously accepted.

Michael Zmuda gave a community managers report. Michael made the board aware of some concerns regarding leaving the pool furniture out on a year round basis. His recommendation was to leave them out for aesthetic reasons and that it is less wear and tear on the furniture. The board agreed to leave them out for the time being unless any issues arose that would suggest storing them would be a better solution. Michael made the board aware that he has sent out almost 70 temporary basketball goal violations letters recently. The board should be prepared for any resident feedback on that rule enforcement. Aerobics classes will be less in quantity the months of November and December, however the contracted number of annual classes that CAS is to provide will be met overall.

Michael reported he is working on the budget with Treasurer Tracy Hicks. Once contracts are completed those numbers should be able to be plugged in and the budget can be completed.

The issue of hiring an engineer to verify the number of sewer lift stations users was tabled.

The issue of how to handle the sand trap maintenance near the golf course entrance was tabled.

The 2007 and 2008 audit issue was tabled.

Ed and Jeanne will attend a "meet the board candidates" event at the Willow Oak Clubhouse on Oct. 27 at 7:30pm.

The By-laws change to make elections easier for neighborhood committee voting members to vote on behalf of their constituents was passed (signed ballots collected by Michael during the previous month) by the neighborhood voting members. Nine voted in favor, one against (district 10) and one did not vote at all (district 11).

The Social and Communications Committees need volunteers. See Michael if interested.

The meeting adjourned at 8:36 P.M.