

**HEDINGHAM COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

The regular monthly meeting of the Hedingham Homeowners Association was held on November 11, 2009, at 7 P.M. in the Willow Oak Clubhouse. Board members present included Secretary Jane Schwartz, Brent Wood, Vice President Jeanne Molloy and Treasurer Tracy Hicks. President Ed Behan was not present. Michael Zmuda was also present on behalf of CAS Management.

The meeting minutes from the October 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 the tree debris and stumps near the 18<sup>th</sup> hole will be cleaned up prior to the end of the year. Jonathan Hill reported that pressure washing and annual inspections are now completed.

A motion was made to allow the fire fighters from the station on Southall Road to have the ability to rent the clubhouse on Willow Oak Rd. The motion was unanimously accepted.

Several residents spoke to the board about requesting a change to the temporary basketball goal rules for the community. The main issue being raised was that they feel that it is too difficult to keep the goals out of sight when not in use. The board said they would review the rule outside the meeting.

Michael Zmuda gave a community managers report. Michael asked if the board would be willing to approve coupon books to go out if they felt dues would not increase. A motion was made to allow CAS to mail the new 2010 dues coupon books out. The motion was unanimously accepted. The Architectural Committee asked that the board review a request made by 4747 Worchester to allow skateboard ramps on their property. The board reviewed that request and voted against it.

A motion was made to hire Bruce Raymond Engineering to certify how many users were utilizing the lift station on Worchester Drive. Three approved and one opposed (Brent Wood) the motion.

A motion was made to sign an Estoppel Certificate presented to the Association by Blackwolf Run, LLC. The motion was unanimously accepted with the changes Henry Jones recommended.

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.

A motion was made to accept the September and October financials. The motion was unanimously accepted.

Jackie Benton reported that the Golf Committee is having a dining out event in November and have scheduled their Holiday Party for December 10<sup>th</sup>.

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

The meeting adjourned at 8:15 P.M.