

HEDINGHAM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, March 15, 2017

MINUTES

The meeting was called to order at 7:00 by Betsy Dienes. Directors in attendance and introduced as follows: Jennifer Moore, Christina Serafino, and Ed Behan.

The board of directors approved the February meeting minutes through email.

Sewer Lift Station- Update on progress by Valerie Spalding.

US Security: Matthew Sullivan and Officer Jazmine of US Security gave an update on the patrolling activity and their observations of the community during their patrols. It was mentioned there may be a problem with the "Report suspicious activity" link on the website. Betsy will have this checked.

Kris Schneider of Fred Smith Company gave an update on townhouse maintenance: pine straw has been installed. Doing leaf clean up behind Ventana; spraying completed, rest of fertilizer will be applied mid-May. All gutter cleaning finished. Power washing will start in March if weather permits. Kris provided the Feb/March sign in sheets of homeowners using the golf course.

Daniel Davis, new GM of FSC golf courses gave report: no trespassing signs ordered, and signs for when walkers and joggers are allowed on paths; Cart paths 1-9 will be repaired in Oct/Nov 2017; paths 9-18 in 2018. Purchased new range balls; remodeled pro shop. Snack bar open during golf shop hours; pre-emergence sprayed, aerating next week. 150 posts will be replaced; adding more golf carts and ordered new batteries. Ed asked if Daniel will have all the directional signs checked and replace if missing.

Ed reviewed the February balance sheet and budget comparison report. The \$100,000 payment on note was made; the association is now paying more towards principal than interest on note. Projected 2.5 years left on loan.

The camera installation project will begin on Monday, March 20th.

The fiber has been installed at Willow Oak and Grand Traverse pools.

New Business:

There were no requests from residents to speak to the board.

Oakland Hills: Valerie suggested the OH homeowners are informed about the amendment. CAS to send a certified letter to each homeowner acknowledging they are informed about the amendment. If the OH homeowners don't respond to the certified mail in 10 days, the OH committee needs to get signatures from the HO's. At the April board meeting, the Voting Members will take a vote for 75% approval of the amendment. 8 voting members is 75%.

Unfinished Business:

- Athletic room equipment – The board is reviewing three quotes for new strength training equipment and two spin bikes.
- Tennis court entry fob system – Citadel Locksmith has installed the electronic entry fob system. Waiting for wireless network installation completion. Homeowner will turn in metal key for a fob or purchase a fob for \$20. Fobs need to be assigned to the homeowner. Until the tennis court project is completed, Ed will unlock the gate during nice weather. Need signage for rules on the tennis/pickleball courts (no dogs, etc.).
- Playgrounds expand play areas; Board approved \$30,000 on expansion and playground equipment. Betsy to check with the vendor if the association needs a permit? *Update: Vendor confirmed that no permit is needed.* Install new mulch after equipment is installed.
- Athletic center will open at 5:00 am Monday-Friday for a three-month trial period starting February 13, 2017. There are less than five regular users daily at 5:00 am and the user number increases at 5:30-5:45 am to approximately 5-7 users.
- Irrigation repairs of \$3800 will be performed in the Spring.
- Noah Harris, April (FSC), Pete Carraras, and Clubrunner are working on the golf course Clubrunner problem. Firewall preventing access to golf course Clubrunner.
- WO plaster is failing. Association will contract with Pearl Pool to acid wash the pool to remove scaling.
- HAC and golf course share US Security services, i.e. FSC would pay for 2-8pm service (HCA currently pays for 8pm-4am service) and ask US Security to cover both neighborhood and golf course during total shift hours.
- Youth basketball league approved by BOD. Tentatively scheduled for Wednesday and Friday so as not to conflict with pickleball. Time to be determined. Participation limited to HCA residents. Resident in charge of the program: U-Nique All Stars Academy, Charles Billingsley, 919-720-9860, **Email: u-naa@u-naa.org**
- Landscaping project at the WO: Remove gravel down 15 “and install 2” of topsoil, install pine straw (HOA will purchase and install), install 1500 sf of sod to cover area of newly installed French drain.

Committees Reports: Golf, Hi Milers, Neighborhood Watch, Social, Aquatic, Long Range Planning.

Miscellaneous

- #7440 – over budget, need to research, #7700 – send Ed detail of the expenses. Ask accounting about the detail of the 1600 account on balance sheet.
- The board approved HRH Roofing for the Phase 4 townhome roofing project.
- The board met in a closed session to discuss collections matters and the personal trainers using the athletic center.

The meeting adjourned at 9:00 pm. The next meeting is scheduled for 7:00 PM on April 19, 2017.