

# The Knolls Section 12

## Meeting Minutes

**Meeting Date:** August 28, 2014

**Attended By:** Amy Smith, Kate Tessier, Matt Tessier, Ellen McGuire, Michelle, Andre Barnes, Charlene VanMeter Robert Ackerman

**Subject:** Board of Director's Meeting

**Call to Order:** 6:00 PM

**Approval of Minutes:** NA

### **Financial:**

- There was no discussion of the finances at this meeting. However, the community is operating within budget, except for the snow plowing which went over budget because of the numerous snow and ice storms this winter.

### **Homeowners' Comments:**

- The homeowners that were present for this meeting were from Bellows and Chilmark with a number of issues.
- The primary concern is the home on Bellows that went into foreclosure in October.
  - Homeowners expressed a great deal of frustration over the fact that there has been a lot of people going in and out of the house, the yard often has trash left in it, a concern that drug dealing might be occurring.
  - The homeowners expressed a strong sentiment of helplessness after contacting the police and the rental company for this property and continuing to see no changes.
  - Andre indicated that the rental property was trying to evict the current renters, but that could take up to a year.
  - Homeowners wanted to know what the HOA could do to fix these problems.
  - Robert stated that 1) the police is handling the alleged drug issue and 2) the rental company for the property had to handle the eviction. Robert did agree to contact the rental manager. (Note: Robert called the rental company the next day and confirmed that there are still renters present in that home, and that they are holdover renters of the owner. The rental company is taking steps to evict them.)
  - Amy stated that she had done on-line research and discovered that the water bill was overdue and due to be turned off. She wanted to know if there was anything the HOA could do about making sure that the water was not turned off. Charlene offered to check with the HOA President if a local community who had a water pipe burst as the result of the heat being turned off in the middle of winter. (Note: The president of the affected community advised that he would have tried to contact the bank and asked them not to turn off the water or heat, but he doesn't know how effective that action would have been.)
  - The bottom line is that homeowners expressed disappointment that more couldn't be done.

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- All the homeowners present expressed a desire to have a new sealcoat added to the roads..
  - The board agreed to look into the cost and determine whether it would be better to add a new seal coat in fall or the spring.
  - Note: we tried to get 3 bids for sealcoating, but only got one. That contractor advised that we wait until spring. He was booked through the fall and this work is done during the winter months because the temperatures won't allow it to dry and seal properly.
- Ellen McGuire asked to have speed bumps added to slow down drivers who speed through the community.
  - The cost of adding speed bumps will also be researched.
  - A decision on the speed bumps was tabled until the next meeting, since the road work won't be done before spring and there was some question about their placement.
- Parking was also discussed. Details are below under ITEMS FOR DISCUSSION/Parking below.

## **ITEMS FOR DISCUSSION:**

**Grounds:** See Old business/Trees below.

### **Parking:**

- Kate asked to have the curbs painted yellow to make it clear that no parking was allowed anywhere but in parking spaces or driveways. The group agreed that parking was an issue. The board agreed to look into the cost of this as well.
- All homeowners expressed concerns about the parking over by Bellows and Chilmark.
  - Once the curbs are painted yellow and the community is notified of the change, the towing company will start making random passes through the parking lots and will tow anyone parked along the painted curbs.
  - Homeowners were told that they can call the towing company to tow cars parked in their designated parking spaces. The down side is that they have to provide a credit card number and will be charged \$50 if the car that they wanted to have towed is gone when the tow truck arrives.
  - Homeowners also expressed aggravation over having cars that remain parked in visitor spots for longer than 24 hours to include 1) individuals who go on vacation and 2) homeowners with garages/driveways, who use the visitor spots instead of the garage or driveway. Homeowners would like to have these cars towed, to enforce the By-laws that state that "Non-assigned street parking spaces shall be for the use of visitors and Owners on a first-come/first-serve basis with a maximum time limit of twenty-four hours." The group agreed to table this discussion until the Annual Meeting.
- Note : A contractor was contacted who said that he could do the job towards the end of October. However, Andre stated that he spoke to the parties who have been parking on the curbs, and after discussing this with his neighbors, Kate and Matt, Andre states the he believes that the parking problem has been resolved.

**Pets:** NA.

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**Social:** NA

**Architectural Report:**

- Amy asked what the results of last year's walk through the community. Robert answered that most of the citations last year were rotted wood on the bay windows and around the doors and that there was 100% compliance. This year the majority of the citations are mold and mildew growing up the sides of houses, fences, and decks.

**Old Business:**

- Web site
  - Charlene researched the cost of developing a basic web site where the community could go for HOA documents, rules, etc and submit e-mail requests. The cost for creating a web site will be ~\$240.
  - There was some discussion of using Facebook instead. Andre stated that he would prefer to use Facebook.
  - Amy stated that she thought that we needed both: the web site, for static information and advertising our community; and Facebook, for discussions. An example given was that the recommendation for tree replacements could be placed on the web, but homeowners could discuss on Facebook who would they've used for contractors to prune or replace trees.
  - The group agreed to go ahead with the web-site and that they would also like to start a Facebook page.
- Front yard trees
  - Jesse Kellner's father developed a set of PowerPoint slides discussing the challenges with Bradford Pears and making recommendations for replacing those trees.
  - The homeowners indicated this was useful information and suggested it be put on the web-site.
  - The homeowners also asked if the Board could post recommended arborists on the web-site. Robert recommended that the board not put recommendations of contractors on the web-site, because these recommendations would be taken as endorsements and if the contractor didn't do a good job the HOA could be held responsible.

**New Business:** See Homeowner's comments above!

**Next Meeting Date:** Annual Meeting, at the Nantucket Elementary School. The date and time will be provided as soon as it is confirmed.

**Adjournment:** 7:00 PM