

**Minutes of
The Strathmore Court Homeowners Association, Inc.
Board of Directors Meeting**

**Held on March 21, 2017
(Postponed from 3/14 due to weather)**

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Phyllis Krilovich, Sharlene Iadanza, Charles Congema, Jong Hsu, Bob Pavlecka, John Hatgis (for The Management Co./TMC). As this is her last meeting, a special thank you to Phyllis for her years of service to the community by serving on this Board.

- I. **MINUTES** of 2/21/17 approved unanimously as amended.

- II. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, legal, modification requests, house rule violations, home sales, etc.

- III. **REPORTS OF OFFICERS**
 - A. **PRESIDENT** – reviewed report of delinquencies/monies owed, especially those over 90 days, recommended additional serious actions be taken, including liens, legal action, foreclosures, etc – urged additional efforts to collect from homeowners who owe smaller amounts, before they increase.

 - B. **VICE PRESIDENT**–Town Highway Supt. and Deputy Supt. will be here to meet with residents on May 17; work on our streets will begin in April once weather permits

 - C. **SECRETARY** – none

 - D. **TREASURER** – gave reserve balances and further discussed arrears
 - i. Motion (Gene, sec. Pat) TMC will send certified letters to homeowners in arrears more than 90 days detailing steps to be taken unless a payment or payment arrangement is made within 10 days of receipt of letter. Further legal action will include liens and foreclosure proceedings.
 - ii. Any homeowner whose common charges are not paid in full by the end of April will not be permitted to use the pool and facilities.

IV. COMMITTEES

- A. **ARCHITECTURAL**—spring cleanup of homes is necessary, especially mold issues, trash and/or garbage pails, etc. Homeowners will be notified if problems are not corrected.
 - B. **WEBSITE** – discussion of "advertising" on the website
 - C. **RECREATION**—Pot Luck Dinner set for 4/22; Game Night 4/7; Hot Dog Picnic will be 7/22; Recreation Committee to be formed
 - D. **POOL**—new contract for pool company was reviewed by committee and approved E. **AUDIT**—report will be available to homeowners at 4/4 Annual Meeting
- V. **CLUBHOUSE RENTALS** – 4/1, 4/9, 4/15, 4/22, 4/29, 5/6, 5/20;
No party date can be confirmed by TMC unless/until a Party Monitor can be confirmed.

VI. OLD BUSINESS

- A. Reviewed COPE visit, curb markings, fence survey, SCHOA information brochure, playground lights

VII. NEW BUSINESS

- A. April 4 Annual Meeting—agenda for meeting reviewed, including delinquencies, finances, clubhouse renovations and solar, Town projects; only 2 candidates for 3 Board seats filed petitions and resumés; Board will interview additional candidates for appointment to the Board
- B. Clubhouse renovation has begun
- C. Clubhouse solar project will begin
- D. Community Calendar – in progress
- E. Removal of tree near clubhouse kitchen door—approved
- F. Bike rack near pool entrance to be improved and/or replaced
- G. Benches in front and back of clubhouse to be replaced
- H. ATV use in community—not permitted on public roads or common grounds

Respectfully submitted,

Helene Singer

Secretary of The Strathmore Court Homeowners Association, Inc.