

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

Held on October 10, 2017

Before the meeting, Board members met with several representatives of Maggio's Carting to discuss issues related to proposed new garbage cans. Topics include sizes and colors of cans, individual homeowner decisions on choice of cans, problems with storage of cans in front of houses, second mailing postcard sent to us in error, bulk item pickup, new truck ability to maneuver in courts, days of pickup, etc. Large and medium cans were left in clubhouse; small one to be delivered next day. More discussion necessary.

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, John Romashko, Helene Singer, Bob Pavlecka, Charles Congema, Jong Hsu, Ed Burger, John Hatgis (for The Management Company/TMC)
- II. **MINUTES** – accepted unanimously
- III. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, legal, notices before liens, modification requests, house rule violations and warnings, home sales, etc
- IV. **REPORTS OF OFFICERS**
 - A. **VICE PRESIDENT** – Follow-up on inquiry re:sewer hookup for clubhouse...on hold; distributed list of other approved carters; distributed playground fence requirements according to Town
 - B. **TREASURER** – distributed spreadsheet of Common Area Reserve Funds for discussion, designed to detail availability of \$130,000 funds for clubhouse solar project. Questions of which funds were adjusted, to be addressed at next meeting
- V. **JAY BEST of GREEN AUDIT USA** – attended the meeting to answer questions regarding proposed clubhouse solar project, particularly its financing.
- VI. After lengthy discussion
MOTION – The Board will proceed with the clubhouse solar project, financed 50% by a bank loan (approx. \$65,000), loan payments to come from SCHOA Projects Fund and subsequent anticipated electric savings. (Passed 4 – 3)

VII. COMMITTEES

- A. ARCHITECTURAL** – will be creating a form to be used for all house sales/closings
- B. RECREATION** – Upcoming event: Pot Luck Dinner/Game Night scheduled for Friday, November 3, Children's Halloween Crafts, Saturday, 10/21 canceled due to lack of interest
- C. MAINTENANCE** – need for more tree work to be done, Frank maintains list

VIII. OLD BUSINESS

- A.** Clubhouse Alarm System – on next month's agenda
- B.** Concrete – pending insurance certificates
- C.** Driveway replacement –Frank compiling list

Respectfully submitted,

*Helene Singer
Secretary of The Strathmore Court Homeowners Association, Inc.*