

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

Held on May 8, 2018

- I. **ATTENDANCE** – Gene Dolinger, John Romashko, Helene Singer, Charles Congema, Jong Hsu, Ed Burger, John Hatgis (for The Management Company/TMC), Lisa Albert (attorney, representing Cohen and Warren)
- II. **MINUTES** – accepted unanimously
- III. **OFFICERS RE-ELECTED** – Dolinger, President; Cruz, VP; Romashko, Treasurer; Singer, Secretary
- IV. **MANAGEMENT REPORT** – reviewed and accepted, including financials and arrears, Cohen and Warren status report, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- V. **LEGAL REPORT** – In depth discussion of arrears, payment plans, foreclosures, etc.; there are 22 homes in foreclosure and more that probably should be; 6% of the homes in the community represent the bulk of the large amount owed
- VI. **REPORTS OF OFFICERS**
 - A. **VICE PRESIDENT** – continuing to work on Town issues that were brought up at Annual Meeting
 - B. **TREASURER** – reported budget numbers; expressed concern with amount of concrete and driveway work to be done; must prioritize
 - C. **SECRETARY** – cast one ballot to unanimously elect officers; new tv for gym?
- VII. **CLUBHOUSE PARTIES** – 6/9 Bob, party monitor
- VIII. **COMMITTEES**
 - A. **ARCHITECTURAL** – inspections ongoing; working on clearances for home sales
 - B. **RECREATION** – Game Night 6/1, Sundaes on Sunday, 5/27, Hot Dog Picnic 7/7
 - C. **POOL** – contract signed, opens 6/16

IX. PROJECTS

- A.** Concrete – lots of work needed, could require as much as \$40,000+, awaiting additional bids, TMC maintains list,
- B.** Driveway seal coating of Carriage Homes done; a few problems with cars not being moved off driveways
- C.** Trees – Anderson has done significant work, will return
- D.** Driveway replacements – list being prepared, must prioritize and do worst ones first
- E.** Landscapers – finishing weeding and cleanup, mowing has begun, beds to be done monthly
- F.** Sprinkler work – ongoing, monitoring for breaks and necessary repairs
- G.** Solar for clubhouse – proceeding with financing

X. OLD BUSINESS

- A.** Maintenance Guidelines and Rules Booklet – Board members to review and revise, then distribute to all homeowners
- B.** Vacancy on Board – 2 applicants; interviews and appointment to follow

XI. NEW BUSINESS

- A.** Looking into scheduling Canine Good Citizen class for residents
- B.** Planting new small flowering trees – for consideration for next year's budget

Respectfully submitted,

Helene Singer
SCHOA Secretary