

# HERITAGE AT BUCKINGHAM AT AVON

c/o REI Property Management

## OPEN BOARD MEETING

September 24, 2018

Heritage Clubhouse

### ATTENDEES:

Board: Dana Misorski – President, Mahesh Nimmagadda -Treasurer

REI: J. Kent Humphrey

Meeting convened at 7:00 pm

### PROOF OF NOTICE:

M. Nimmagadda motioned and seconded by D. Misorski to approve the proof of notice. The motion was approved.

### MINUTES:

D. Misorski motioned and seconded by M. Nimmagadda to approve the June 18, 2018, minutes submitted by REI. The motion was voted and approved.

### REVIEW FINANCIAL REPORT:

J. Kent Humphrey reviewed the August 2018 financials.

<b>Income YTD</b>	\$131,080
<b>Expense YTD</b>	\$105,213
<b>Operating Cash</b>	\$ 32,524
<b>Reserves</b>	\$408,875

### OLD AND NEW BUSINESS

#### WEBSITE –

Board requested reviewed materials provided by Ari Mills and Vinny DiCarlo. The board agrees to meet with the prospective website providers allowing 45 minutes each for presentation and Q&A. Dates agreeable October 15<sup>th</sup> and 22<sup>nd</sup>.

#### STREET SIGN PROJECT –

After review of the projected cost, and lack of evidence the community was involved with the decision of the ornate signage. The Board unanimously recanted its approval to move forward with the street sign project by tabling the project until alternative signage is investigated.

#### GOVERNING DOCUMENTS –

- Board approved unanimously to move forward and engage the office of Pilicy & Ryan, P.C., of Watertown, CT.

#### SNOW REMOVAL CONTRACT-

- Board unanimously approved the proposals submitted by Valley Lawn & Landscaping, Inc. for a three-year contract. REI to formalize and execute the agreement.

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### LANDSCAPE CONTRACT -

- Proposals for landscaping were reviewed yet no action was taken.

### BLOCK PARTY –

- Board agreed block party was a success and will continue festivities for 2019. The challenger is to recruit volunteers early in the season.

### BUDGET REVIEW –

- Board reviewed the proposed budget for 2019 making several adjustments. Recognizing storm drain tops are deteriorating rapidly. The board is instituting a replacement program allocating approximately \$12,000.00 per year for projects costs. This will also for 10-12 units replaced annually. The board agrees to increase the HOA fees, adding additional funding to cul-de-sac and entrance enhancements, and reserve funding. The 2019 budget was unanimously approved by the Board by a motion by D. Misorski and seconded by M. Nimmagadda.

### ELECTIONS –

- M. Nimmagadda and S. Annamaneni advised the board they are not seeking another term. There were several residents attending the block party who stated they would be interested in joining the board. D. Misorski will be contacting them.

### ADJOURNMENT:

M. Nimmagadda motioned to adjourn the meeting at 9:00 pm. D. Misorski seconded the motion. Motion was passed.

MINUTES PREPARED BY REI PROPERTY MANAGEMENT.