

Towns of Forest Hill

Minutes

07 Dec 20

Venue: Virtual via Zoom

### **Board**

Richard Pierce

David Wilson

Tim Peoples

Waqar Khan

Yolanda Murphy

### **Cavalier Management**

Jim Uvena

Dan Cullinane

Jillian Cullinane

Called to order by Mr. Pierce at 1900, quorum established

**Homeowners Open Forum:** Mr. Peoples appreciated the fixing of the mail delivery issue.

**Minutes from 26 Oct 20 Meeting:** Motioned to accept by Mr. Wilson, seconded by Mr. Peoples. Minutes accepted.

**Wexford summary:** (Mr. Pierce) They were not fully aware of the issue, but they would take care of it. Some homeowners from Starling would push debris into the area. Doesn't look like much maintenance done in that area. (Mr. Wilson) Exploring the possibility of collaboration and combining to for possible discount on services.

**Retaining wall proposal:** (Mr. Wilson) Is the stone good enough? (Mr. Pierce) We don't want chicken wire façade. (Mr. Uvena) It's a landscaping stone. Mr. Pierce, Ms. Murphy, and Mr. Peoples interested in the concrete. Mr. Wilson interested in the stone. Mr. Khan would like to look into it further. Mr. Khan would also like to talk to the constructor.

**Collection of past due payments:** Collected over \$10K in back payments. (Mr. Uvena) We will send another demand letter to the six non-respondents. Ms. Cullinane summarized those who requested payment plans.

**Bank Loan:** (Mr. Peoples) How much was the dues increase? (Mr. Pierce) 2.5%, the max increase allowed. (Ms. Cullinane) Coupon books went out today. (Mr. Uvena) Told the reserve people that they overestimated the cost of resurfacing. Proposals came out nearly 50% less. Recommend using the proposed pricing as the base for any loan. Bank is waiting for our decision. Bank does not prioritize the reserve study, but will probably need a copy of the proposals to understand what we intend to get the loan for. Reserve intake is around \$2,500 a month. We currently have \$132K in the bank as of October. (Mr. Peoples) Can we do just one court per year for a five year period? (Mr. Uvena) We could self-fund over a 5-7 year period. Resealing was \$25K for three courts. Estimated \$80K to repave one court and re-

seal and paint the others. Top coating is expected to last up to three years. (Mr. Pierce) Recommend paving Canary and top coat/stripe the others. (Mr. Khan) Recommend RFQ as stated. (Mr. Uvena) We will ask the selected contractor to paint a sample. Board decided to not seek a bank loan.

#### **NEW BUSINESS**

**Signs:** (Mr. Pierce) Need to remove the unreadable sign in Starling. How much to post a sign at each visitor space? (Mr. Cullinane) That would be a total of 18 spaces. (Mr. Peoples) It would be more efficient to place one in front of each cluster of visitor spaces. Residents should know the rules and communicate that to their visitor(s).

Mr. Peoples	In front of the court
Mr. Khan	Cluster
Ms. Murphy	Cluster
Mr. Wilson	Cluster
Mr. Pierce	Cluster

Board agreed to relocate signs to cluster of visitor spaces on short metal posts

**Leaf removal:** (Mr. Cullinane) Final leaf removal completed; landscapers will remove the water bags until spring.

**Notifications:** Property manager will post holiday trash collection schedule on the mailboxes.

**Next meeting:** 25 January 2021, 1900 on Zoom

Mr. Peoples motioned to adjourn, seconded by Ms. Murphy. Meeting adjourned at 2002.

**Submitted:** Wilson

**Approved:**