

Tollgate Association Board Meeting

Date and Time: January 5, 2013 at 9:00 a.m.

Location: #102 Tollgate Way (Melhem residence)

Attending: Ed Hahn, Margaret Melhem, Rob Ochsendorf, Keith Powell, Joe Romer, Bob Donaldson, Marie Murray, Garry Sauner, Jim Hogle, and Mark Kaye

1. Very special thanks to Jim Hogle and Luke Knittig for their service on the Board, and welcome to our new Board members, Joe Romer and Rob Ochsendorf. The Board elected our 2013 officers. They are:

President: Keith Powell

Vice President: Margaret Melhem

Secretary: Ed Hahn

Treasurer: Bob Donaldson

A complete listing of the Board members and chairpersons can be found at

<http://tollgateway.org/directory/board.htm>

2. Approved previous meeting minutes: <http://tollgateway.org/board/minutes-12-8-12.pdf>

3. Treasurer's Report:

The Association ended 2012 with a surplus of \$3,196.48. \$2,000 of the total surplus will be rolled into our Capital Asset Savings account to help offset future asset replacement costs, while the remaining surplus will be rolled into our Checking account.

2012 Year End Expenses = http://tollgateway.org/budget/2012_expenses.pdf

2012 Year End Budget = http://tollgateway.org/budget/2012_budget.pdf

Rob Ochsendorf suggested providing homeowners with the option to direct deposit annual dues in the Association's checking account in order to streamline the collection of dues. Bob indicated that he would research this proposal.

4. Committee Reports:

- Social (Jim Hogle) – Thank you to Edie and Tom Smolinski for hosting the 2012 holiday social. Eighteen families attended, and a good time was had by all.

- Landscaping (Marie Murray) –
 - A new two year landscaping contract has been signed with Ramiro. Work in 2013 will commence in March.
 - The Landscaping committee will meet in March to discuss planting projects. Two homeowners, Ehmer (109) and Bronikowski (121), have requested plantings be done in their respective front yards.
 - Several homeowners expressed disappointment that garland was not included with the bows that were hung on lampposts this year. They questioned the omission since decorations were in the approved 2012 budget. Although the 2012 budget did set aside \$270 for holiday decorations, after visits to several sites, there was not enough money in the budget to fully cover the cost of the garland. Due to the budget constraints, the garland was eliminated from this year's decorations. \$300 has been set aside for 2013 holiday decorations. The Board will purchase garland this year, budget permitting.
 - Joe Romer proposed a spring walking tour to give interested homeowners an opportunity to learn about how our landscaping dollars are spent, and how the landscaping in Tollgate has evolved over the years.
- Trees (Bob Donaldson)¹ –
 - In December, the Greenery did fall pruning at 118, 135, 111, 105, 106, and 103 Tollgate.
- Architecture (Garry Sauner) – No new business.
- Maintenance (Garry Sauner) –
 - An issue was raised previously at the annual meeting about the responsibility of the Association for the front walls. Marie has confirmed that the HOA is responsible for the rail and wall along the front of #100. As of now, the assumption is that if we are responsible for one side of the front wall, we are most likely responsible for the other side along the front of #101, but Marie will visit City Hall soon to confirm. Mark Kaye asked how the boundaries of the front wall are defined. Garry presented the Board's definition of boundaries as the exterior brick walls facing Broad Street and around the curve to each home at the entrance.
 - Garry will be soliciting new bids for the brick repointing work that was not accomplished last year. Contractor referrals are welcomed from homeowners.

5. Old Business:

¹ See addendum for recent discussion regarding removal of the Crepe Myrtle at the front entrance.

- Pest Control Status – New bait stations will be ordered soon to extend coverage at the front of the neighborhood, at #100 and #101.

6. New Business:

- Tollgate Way 2013 Calendar:

January 5, 2013	Board Meeting
February 2, 2013	Board Meeting
March 2, 2013	Board Meeting
April 6, 2013	Board Meeting
May 4, 2013	Board Meeting
May 5, 2013	Spring Party/Picnic
June 1, 2013	Board Meeting
July 6, 2013	Board Meeting – If needed
August 3, 2013	Board Meeting – If needed
September 7, 2013	Board Meeting
September 22, 2013	Fall Party/Picnic
October 5, 2013	Board Meeting
November 2, 2013	Board Meeting
November 17, 2013	Annual Meeting: 5:00 pm
December 7, 2013	Board Meeting
December 7, 2013	Holiday Decorations in public areas – 10:00 a.m.
December 8, 2013	Holiday Party: 5-8:00 pm

7. The next meeting will be on February 2, 2013 at the Melhem’s home (#102). The board meeting concluded at 10:30 a.m.

Addendum

Bob Donaldson, who handles tree-related issues on the Landscape Committee, has, for some time, recommended to the Committee that the Crepe Myrtle on the east side of the front entrance be removed. This recommendation was based on several factors. First, the tree blocks the view of the new No Outlet sign and needs continual pruning during the summer. Second, it was planted some years ago in the shade of the Beech tree and should never have been planted in that location. The shaded Crepe Myrtle is only about half the height of the one on the west side and looked stunted, even before the necessary pruning to improve sign visibility. Since the Beech tree is only going to get larger, the Crepe Myrtle would continue to decline. And, finally, the view of the Gazebo was being blocked and the area looked overplanted. After discussing this at several Board meetings and with some members of the Landscape Committee, Bob suggested that we make a decision on the tree's removal. Marie Murray expressed a desire to have a formal landscape meeting to go through our Tree Removal Process, to ensure that we were following procedure. In the meantime, the Greenery came to give a quote for necessary pruning and Bob asked the Greenery for a quote to remove the Crepe Myrtle with the other work to be done in December. The Greenery offered to do the removal for no charge with the other pruning work. Unfortunately, Bob forgot to tell the Greenery not to remove the Crepe Myrtle until we had approval, and since we were unaware of the exact date of the Greenery's work, there was no Committee meeting, and Bob was not home when the Greenery came. The Crepe Myrtle was removed and Tollgate was not charged. The removal on the December date was due to a misunderstanding. In all likelihood the Committee would have recommended that the tree be removed, and as a result of this incident the Committee will be even more vigilant in our communications.