

Tollgate Association  
**Minutes of October 12, 2008 Board Meeting**

**Date and Time:** October 12, 2008 at 1:00 pm

**Location:** 129 Tollgate Way (Lyons residence)

**Attending:** Bob Donaldson, Philippe Casteuble, Paul Ehmer, Eric Kirschner, Steve Lyons, Marie Murray, Garry Sauner

1. September 2008 Board minutes approved.
2. Treasurer's Report (Bob D.) -- Net cash flow for September was -2,232.50. Current net worth is \$16,153.35. Monthly lighting bills have declined to about \$22 per month. Kilowatt usage was down 88% from the year-ago figure.

The proposed 2009 budget was presented and adopted. Bob D. expects that the HOA will have a net worth of \$15,000 at year end. The Board asked that any 2009 surplus be rolled into the reserve fund.

3. Architecture Committee (Garry S.) – Nothing to report.
4. Landscape (Marie M.) – Marie M. discussed the new tree removal guidelines and approved the guidelines as proposed.

Garry S. solicited references for the proposed Ramiro Lawn Service landscape contract and the references were positive. Ramiro's landscaping bid for 2009 (10 months of work) was just over \$21,200 (excluding a potential gas surcharge which could raise the cost to \$2,322 per month). The Landscape Committee will work to finalize the contract and have the contract in place by year end.

There was a work party last Saturday that performed considerable maintenance around the development. Marie expects to spend approximately \$1,000 on additional shrubbery before year end (for the Melham's, Romer's, and Kirschner's property).

Marie M will remain on the Landscape Committee, but will step down as Committee Chairperson.

5. Maintenance Committee (Bob D.) -- Steve L. discussed the Broad St. masonry work with Tom S. and King's Mason. King's Mason could not provide an estimate, but quoted an hourly rate of \$900/hr. [*note: rate subsequently confirmed as \$960 per day.*] which was viewed as extremely high. Steve L. will follow-up with Tom S. and see if he has spoken to the mason recommended by Ed Bronikowski. Marie M. will follow-up with Cheri B. to learn what masonry company she recently employed.

6. Tree Committee (Bob D.) -- Merrifield has agreed to replace the two trees that they planted this past year that have not done well. Bob D. circulated an e-mail regarding pruning and the replacement of the oak tree by #127/#129 which discussed a few pruning items. Bob D. does not feel that there are too many pruning requirements this year. Bob D. believes that the pruning and tree removal can be done for under the \$3,700 budget. Marie M. suggested that we look at using Sadler Tree.

The Committee proposed replacing the #127/#129 Red Oak with a Willow Oak or a Gum Tree.

7. Social Committee -- Steve L. indicated that Ella L. would have some plan for the holiday party. The Board would like to thank Ella L. for the hard work on the recent golf social.
8. Old Business – Garry S. had no timeline on the street light that would go across from Tollgate. Marie M. indicated that she believes that the front spotlight should shine on the Crepe Myrtle tree rather than the gazebo. The Board will consider shining one light on each location.

Bob D. moved the gazebo light up a bit. Eric K. will research the front spotlight issue. Bob D. spoke to the #103 Cherry St. owner regarding storm overflow and he was very cooperative.

9. New Business -- Proposed budget was adopted without dissent. The Board decided to recommend that the present HOA dues remain unchanged. Bob D. raised the possibility of re-doing 2-3 properties every year to completely overhaul the landscaping. Paul E. raised the issue that the drain between #107/#109 appears to be increasingly clogged and may need a plumber to clear out.

The HOA Annual Meeting will be November 9, 2008 at Bob D. at 5 pm. Bob D. will circulate notice. Steve's Board term will be expiring this January.

Bob D. will also circulate the proxy form with the HOA Meeting e-mail. Board members will canvass the following unit owners:

Kirschner: west side #110 to corner  
Ehmer: east side #109 to corner  
Castlebuele: east side #127 to #111  
Lyons: east side #129 to end of street.  
Sauner: west side #112 to end of street

Garry S. indicated that the city will move the "no parking" sign back to the #101 driveway. The City will also replace the Broad St./Tollgate stop sign. The present dead end street sign will be replaced. The City does not recommend

painting the curb yellow, but the Board would like the curb painted if the City is willing to do so. Finally, the City has moved the Tollgate street classification for repaving from 3 to 4 (one notch higher priority).

The next board meeting will be in November 1, 2008, 9 am at #108 Tollgate (Kirschner residence).

Meeting adjourned at 2:35 pm.

Submitted by: Eric Kirschner, Secretary