

**Tollgate Association
October 2010 Board Meeting**

Date and Time: October 9th, 2010

Location: 114 Tollgate Way (Sauner residence)

Attending: Garry Sauner, Philippe Casteuble, Luke Knittig, Marie Murray & Jim Hogle

1. The September meeting minutes were approved via email prior to the meeting and are currently posted on the website.

2. Treasurer's Report – No update for this month. Outside this meeting Bob D. had requested that we transfer \$4500 from the reserve fund to the checking account to meet budgeted obligations through the end of the year. The Board approved this transfer and also approved the transfer of \$1,000 to cover the cost of rodent extermination (if the Treasurer needs it). In the November meeting we will do a comprehensive walk through of the budget to ensure that the committees are properly resourced.

3. Committee Reports:

- o Social – the Fall social held on October 3rd on the parking pad of #118 was very successful and about 20 people attended. Thanks to all the members on the Social committee for setting the event up and ensuring its success. The next social event is the Christmas party scheduled for Sunday December 12th.

- o Landscape – Marie M. will once again chair the Committee and has begun by meeting with the Landscape contractor to discuss work remaining for this calendar year. After consulting the existing contract's statement of work, fall aeration and seeding was done throughout Tollgate. At least one homeowner was concerned about the appearance of their grass, and this is being addressed. Joe Romer, a member of the Committee, has offered to act as the "point" person for overseeing the work on the lawns of Tollgate. The point was made that we are having to balance our resources with the desires of some homeowners for even better quality landscaping. Ramiro was also instructed to begin an aggressive removal of ivy behind courtyard walls. Garry reported that the ivy removal had begun behind #107. Marie will continue to work with the contractors identifying areas of priority for ivy removal. The Landscape Committee will meet next week and will consider whether to continue to use the Ramiro Landscape Company for next year, 2011. Marie verified with the company that the bid for next year included a more detailed statement of work that better defines what will be performed under the contract. Marie also reported that scheduled new plantings were completed,

including significant planting in front of #135 and the replacement of several azaleas at #109. Plantings for Guyette's #111 are the only ones left to be completed this season, and will be done as soon as possible.

- o Tree – two trees were planted since the last Board meeting. A fall pruning is normally done -- only a minimal pruning is expected to stay within the budget.

- o Architecture – the committee approved a request from #114 to replace damaged masonite siding with Hardie plank and to repaint the siding and trim their existing colors.

- o Maintenance –

Pest Control: Dan Tomey from Connor's Pest Control came out and suggested that due to regional climactic conditions this year we have experienced a big increase in the rat & small rodent population. Rat holes are about the size of a baseball. At least one rat hole at #124 is active and a couple of others at #s 112, 114, and 131 have been active. He concurred that cutting back ivy on the ground and on walls behind units should be done to expose rat holes. The Board approved the intensive treatment (or eradication) with traditional bait stations - Garry will pursue this action with Connor's within the next few days.

4. Old Business:

- Tollgate front entrance sign – the board will seek an update next month.
- Lamp post painting should be performed next week.
- Drainage channel flooding issues at #107 and 109: We have asked Romero to regularly clean out the drain in front of the units and we will watch this situation to do see if additional measures are required.

5. New Business:

- One homeowner asked the Board to look into enforcing an Association covenant relating to the conduct of a business from a home. This topic will be discussed further at the November Board meeting.
- The annual meeting is scheduled for Sunday November 14th at the Melhelm's residence (102 Tollgate) from 5 to 7 PM. We have two board vacancies on the board and the social committee needs more support. Proxy forms can be turned into any Board member.

6. The meeting adjourned at 10:25, the next Board next meeting will be 6 November at 9 AM at the Hogle's residence (# 131).