

Minutes of the Tollgate Association Board Meeting Thursday, November 10, 2005

Attending: Garry Sauner, Bob Donaldson, Ed Bronikowski, Bill Arthur, Kathy Doherty, and Marie Murray

Location: Home of Garry Sauner

Meeting Time: Meeting began at 7:06 pm

Association Business: The main purpose of this meeting was to prepare for the Annual Association meeting to be held on Sunday, November 13. According to the by-laws, 50 % of the Tollgate homeowners must attend or have provided proxies for the meeting to be held.

Treasurer's Report: Treasurer Bob Donaldson submitted his report to the board.

2005 Dues Payments- all homeowner dues are paid

Expenses for the year – Review of the year's expenditures shows that we are \$369.98 over budget, due to the final cost of replacing lamp posts and repairing the gazebo.

2005 Net Worth – a review of Tollgate's assets and liabilities shows that we have a total of \$726.90 in the bank.

2005 Revised budget - The revised budget shows that for the year Tollgate is approximately \$3500 over budget which represents the expenditure to replace the roof of the gazebo.

2006 Proposed budget – A proposed budget was presented which included all anticipated expenses for the upcoming year, including expected price increase for the landscape contract and projected pruning expenses

Review of the budget generated concern and discussion among members present. It is apparent that almost all reserve funds held by the association have been depleted by the expenses incurred to replace all the lampposts and to repair the gazebo. While the membership voted at last year's annual meeting to proceed with this work and to use the reserve, it is now apparent that a dues increase is necessary to provide enough capital for next year. Even with a most conservative proposed budget, there are not enough funds to cover all expenses. And, Bob Donaldson noted that we will have additional expenses in replacing trees that had to be removed.

The Board discussed the options available and the idea of a special assessment versus a request for a dues increase. The bylaws were reviewed and it was decided that a special assessment was not the proper way to increase the budget in general, that such assessments were to be used for specific expenses beyond those of normal operations. The board then reluctantly discussed the necessity of asking for a dues increase.

The board debated how large of an increase would be necessary to ensure that expenses for the 2006 year would be covered and that some reserve might be replenished. The last dues increase was a \$300 increase that was phased in over a three year period. The board examined several possible increases ranging from \$100 to \$200. After considerable debate and reexamination of the proposed budget, the board agreed that a request for a \$200 a home dues increase was the most responsible action.

In recognition of the importance of having as many homeowners as possible attend the annual meeting, Garry Sauner asked that each homeowner be called by a board member to remind them of the meeting and to request proxies from any homeowner unable to attend. The board divided up the names of Tollgate residents with each member assigned to call specific people and to report back to Garry by Saturday, November 12.

Garry Sauner then informed the board that Stephen Lyons' name had been submitted as a candidate for the vacancy on the board, once Garry's term is complete. Stephen has said that he is willing to serve on the Board and his name will be placed in nomination. At the annual meeting, additional nominations can be made from the floor, and then a vote will be taken.

Tree Committee: Bob Donaldson reported on the recent tree removal and pruning activities. Trees that were dead or dying were removed, as well as a pine behind the Zawacki's home. The power company removed the top part of that tree for safety reasons, and the Zawacki's will pay for the removal of the rest of the tree and a replacement tree. Pruning went as planned except for the sycamore tree in front of 114, which was pruned more than it should have been. Bob Donaldson spoke of the necessity for one individual to be the sole contact person with the tree company workers. In a future newsletter, homeowners will be reminded to direct all tree work requests to the tree committee and to allow that committee to oversee the work.

In 2006, four trees will need to be purchased by the association to replace those removed. Two existing oaks, in the areas of 127 and 105, are in serious need of more watering. Homeowners at these addresses will be asked to increase watering in the spring or to allow access to water hoses so that others can water these trees.

Landscape Committee: Kathy Doherty very briefly summarized the landscape meeting that was held in November to revisit the water/drainage issues that were raised earlier in the fall. She has posted the minutes of that meeting on the Tollgate web site and will continue to monitor the situation. Kathy emphasized the need for a 2006 budget allocation for the committee beyond the monies allocated to the general landscaping contract. She has begun identifying areas where new shrubs or plantings may be needed and has been contacted by individual homeowners with concerns or requests. All such requests will have to be prioritized and reviewed once a final budget is settled upon. Kathy reminded the board that the landscape committee could use some additional members and Marie Murray volunteered to join the group. The next landscape meeting will not take place until sometime after the New Year. President Sauner thanked Kathy for her hard work on this committee.

Social Committee: Terry Parsons at #127 Tollgate has graciously agreed to host the annual Holiday Party on Sunday, December 11. The decorating of Tollgate's common areas will take place on Saturday, December 3.

Other Business: Secretary, Marie Murray, reminded the board that she will be out of town for the annual meeting. Garry Sauner asked Bill Arthur if he would take minutes at the annual meeting.

The meeting was adjourned at 8:43 pm.

Submitted by Marie Murray, Secretary

Correction: It was erroneously reported in the October Minutes that workers from the Stephenson's back yard construction had cracked some stones in the rear of 112 while removing a fence. It turns out that these workers were friends of Helga's and not the same contractors working on the Stephenson's yard. Also, Helga reports that the stones had been broken for many years.