

## Minutes of the Tollgate Association Annual Homeowners Meeting

Sunday, November 16, 2003

### **Attending:**

Bob Donaldson, Ella Lyons, Garry Sauner, Tom Smolinski, Bob Donaldson, Cindy Donaldson, Jack McCahill, Tony D'Erme, Jacque D'Erme, Julie McNamara, Greear Norton, Chuck Conner, Theresa Romer, Matt Kahn, Karen Stevenson, Kevin Stephenson, Terry Zawacki, Helga Johnson, Mark Kaye, Bill Dougherty

### **Location:**

The home of Bob and Cindy Donaldson

### **Meeting time:**

5:30-6:30

### **Quorum Call:**

19 homeowners signed in, 8 proxy were received, 5 homeowners were not present nor sent proxy

### **Treasurer's Report:**

The 2003 budget reflects an excess of \$8,128.49 with the end of the year total of \$19,657.24. The dues will increase in 2004 to \$1,200.00 per household. Present homeowners approved the budget for 2004.

### **Landscape Report:**

Everyone agreed that the landscape company, Flores, is doing an excellent job with minor complaints. The Landscape Committee has reviewed the "French drain" option behind the Rising and Johnson residence. This option was rejected and the committee will review a concrete "gully" option. The committee will review options with the Board in December.

### **Tree Subcommittee:**

An Arborist from *SavATree* reviewed the status of trees on Tollgate property with Bob Donaldson. A report was submitted at this meeting with detailed information on 20 trees. *SavATree* gave recommendations about pruning, fertilizing, and removal of the trees reviewed

### **Social Committee:**

No new report

### **Architectural Committee:**

The committee reminds everyone to fill out the appropriate forms, located on the website, before any exterior work can begin. Garry Sauner also encouraged homeowners to contact him with any questions or concerns. The approved exterior paint colors are from Martin Seynor "Williamsburg" collection which can be found at Browns Hardware and Arlington Paint Company on Lee Highway.

### **Maintenance Items:**

The Board proposed a semi-annual gutter cleaning for all homeowners for 2004. The budget reflects \$3,000.00 a year for this service. The Board is attempting to obtain a contract for the work to be done in the spring and fall. Homeowners asked the Board to find a company that is "Bonded" and a company that uses water to "flush out" the down spouts.

The front entrance gate will be painted in the spring. Some areas of brick wall, sidewalk, and stairs at front will be re-pointed.

The City's snow removal crew asks that we keep cars out of visitor spaces because they plow excess snow there.

Driveways and walkways will be stained, sealed and repaired in the spring of 2004. A contract has been signed with Schneider Contracting.

### **New Business:**

Matt Kahn reported that home sales for townhome styles have increased 12- 18 percent.

### **Nominating Committee:**

Homeowners voted and approved two new Board members for 2004-2006, Chuck Conner and Bill Arthur.