

Tollgate Association Board Meeting

Date and Time: February 4th, 2012 at 9 am

Location: 131 Tollgate Way (Hogle residence)

Attending: Ed Hahn, Jim Hogle, Luke Knittig, Margaret Melhem, Keith Powell, Bob Donaldson

1. Presentation by Connor's Pest Control:

The Board received a presentation by two representatives of Connor's Pest Control. The Board has contracted with Connor's for the past two years to ameliorate the rat infestation at \$1000/year. Connor's has State Certification and Insurance by state regulation. Connor's maintains bait stations filled with 'multi-frequency' bait, so the rats don't die immediately, but return to their burrows.

There have continued to be occasional sightings of rats and rat holes, particularly near parking pads. Note that holes with dirt on the side are likely rat holes since rats push dirt out of their burrows. If it is a clear hole, then it is something else, such as chipmunks.

The mild winter is likely to increase available food sources and the rat population in the coming spring. Rats are attracted to food sources (such as garbage or bird feeders) and to water sources.

Connor's can increase the rate of rebaiting the bait stations and can treat rat holes. People who have pets should walk them on leashes so that they don't accidentally ingest the bait. If this happens, Vitamin K is an antidote. If people see a rat or identify a rat hole, they should contact Gary Sauners or Jim Hogle so they can contact Connor's. This way Connor's can remove, count, and evaluate the success of our rat eradication program. It is next to impossible to totally eradicate a rat population. Some regular program is probably needed.

The Board asked Connor's for a proposal going forward. They will conduct a neighborhood survey to evaluate the current state of the problem.

2. Approved previous meeting minutes: <http://tollgateway.org/board/minutes-1-7-12.pdf>

3. Treasurer's Report: - 2012 Budget - http://tollgateway.org/budget/2012_budget.pdf
Net Worth as of 12/31/2011 - http://tollgateway.org/budget/2012_net_worth.pdf
Expenses 2012 as of 2/2/2012 - http://tollgateway.org/budget/2012_expenses.pdf
2012 Dues Payments as of 2/2/2012 - http://tollgateway.org/budget/2012_dues.pdf

Beginning this year there will be a separate budget category for holiday decorations. Previously this was taken from the Social Budget. Now it will be separated for easier tracking. There was a discussion of the relative advantages of pine vs. cedar swags.

The current dues cover annual expenditures with a modest amount set aside for reserves. Any significant expenditure would require a large special assessment. There has been no dues increase since 2006. There is progress in establishing a total asset maintenance and replacement plan. When this is complete, there will probably be a need to phase in a dues increase to expand reserves to cover large maintenance/replacement items. The Board hopes to make a presentation on this in the spring.

4. Committee Reports:

- Social – Wynne Hogle – Nothing new.
- Landscape – Marie Murray (not present) – It is a quiet time of year. The lawn maintenance contract is not in force from December to February. It will start again in March. Some members have been reviewing various websites and it appears that superior landscaping probably adds roughly 25% to the value of Tollgate homes.
- Tree – Bob Donaldson – Nothing new.
- Architecture – Garry Sauner – Nothing to report. People looking to spring and summer projects on the outside of their house are reminded to contact the Architecture Committee.
- Maintenance – Garry Sauner – See Old Business

5. Old Business:

- Tollgate Events calendar – Tentative Dates for 2012 Events

Spring Party/Picnic	May 6, 2-5 pm
Fall Party/Picnic	Sep. 23, 2-5 pm
Annual Meeting	Nov. 18, 5 pm
Gazebo Decorating	Dec. 8, 10 am
Holiday Party	Dec. 9, 5-7 pm

- Tollgate Way signage update – The dead end signs have been removed. There is some confusion whether this is permanent or whether there will be some replacement. There have been various iterations over the years. The Board will engage with the city as there seems to have been some increase in turn-around traffic.
 - Asset Inventory & Maintenance Plan – See process – See Treasurer’s Report.
 - Re-pointing, wrought iron work repairs, and painting outside #100 and #101 and the Gazebo: A decision whether to undertake this work is deferred until asset inventory is complete.
5. New Business: The target is to produce a new Tollgate Fare in April.
6. The next meeting will be on March 3rd, 2012 at the Hogle home (#131). The board meeting concluded at 10:45 am.