

TOLLGATE ASSOCIATION
Minutes of the March 4, 2006 Board Meeting

Date & Time: March 4, 2006; 9:00 a.m.

Location: 125 Tollgate Way (Arthur/Doherty residence).

Attending: Bill Arthur, Ed Bronikowski, Chuck Connor, Bob Donaldson, Steve Lyons, and Marie Murray.

Association Business:

1. Treasurer's report. The Treasurer submitted statements showing current income and expenses, net worth, and a projected budget. The statement of net worth included contract liabilities as of March 4, 2006. The Board decided to transfer the current reserve fund to a money market savings account, with checking feature, for a higher return.

2. Committee reports. The Board received the following committee reports.

a. Landscape Committee. The landscape committee conducted a walk around and identified one area of high water runoff between 109 and 111 Tollgate. The committee noted a homeowner's objection to building an earthen berm to remedy the erosion caused by water runoff. The Board discussed a range of services to address the water runoff problem, from free advice from the City to the hiring of an outside consultant. The committee will contact the City for any information on drainage matters.

The committee proposed a change in landscape style to promote better water management. The change would include the use of ground cover instead of grass in areas of high water runoff. The committee will investigate this option further.

The committee also discussed the feasibility of developing a landscape master plan with long-term objectives and specific solutions to address problems. The Board concluded that the Association could not afford to hire a consultant to develop such a plan. The Board decided to seek free advice provided by garden centers from which the Association buys plants, and identify any services available from the City.

The committee advised the Board of a request from the residents of 103 Tollgate to replace bushes located at the front of the property. The committee will examine the cost of replacing the bushes.

b. Tree Committee. The committee is awaiting an estimate for removal of two trees at 113 and 127 Tollgate. The committee noted damage to several trees caused by the latest snow storm. Bob Donaldson will survey the damaged trees. The committee will meet to select replacement trees for the trees recently removed. The committee expects replacements to be planted in April.

c. Social Committee. The Association will hold a wine tasting party on June 4, 2006.

d. Architectural Committee. None.

3. Old Business. A committee will meet in June to begin a review of the Association's by-laws. Bob Donaldson agreed to chair the committee, and Bill Arthur and Steve Lyons agreed to serve as members. The Board is seeking additional members to serve on the committee.

The Board will submit a letter to the City's Zoning Division regarding the Association's willingness to work with a developer on the adjacent Cherry Street properties.

4. New Business. The Board discussed Mr. Kaye's e-mail regarding speeding on Broad Street. The Board decided that speeding was not an issue for the Association to address with the City, but rather a matter for individual homeowners to present to the City directly.

The Board will publish a letter discussing the reasons for the increase in this year's homeowners' dues.

The Lyons (129 Tollgate) will host the next Board meeting at 9:00 a.m. on April 1, 2006. The meeting adjourned at 10:42 a.m.

Submitted by: Steve Lyons, Secretary