

TOLLGATE ASSOCIATION

July 12, 1994

The Board Meeting was called to order by the Board Chairman, B. Regan at 1945hrs. Members present in addition to the Chairman were C. Magness, G. Knight and J. Bond.

SECRETARY'S REPORT

The minutes of the 16 May meeting were unanimously approved after a motion by G. Knight and a second from C. Magness.

TREASURER'S REPORT

The treasurer indicated that the Association has a current balance of \$26,830.74, of which \$380 is from resident contributions specified for the Don Frady Tree fund.

OLD BUSINESS

Don Frady Tree Fund- G. Knight indicated that VPIS has indicated a willingness to help with everything associated with the tree memorial including the planting. Discussion disclosed that the Landscape committee needs to identify an alternate site for the Dogwood tree located at the site currently designated for the Don Frady tree.

Horizons Contract- B. Regan indicated there is a general level of resident satisfaction with contractor performance thus far. B. Regan indicated he would contact Horizon and have them forward a status of work performed to date. It was also decided that M. Kelleher should be contacted to review the contract to determine if the contract covered spraying, specifically regarding the azaleas, some of which appear to be infested with Lace bugs.

Barbara ~~Cram~~ Cram- B. Regan shared with the Board the letter he sent to Ms Krem indicating that the Association intended to use her expertise and plant procurement capabilities, but that if there were large plant replacement requirements that we would seek multiple bids. He also indicated that he had called her to request that she expedite the development of the Landscaping plan, and have at least a preliminary product for Association review by the week of 18 July.

Tuck pointing- B. Regan stated that a bid of \$700-800 had been received from C.L. Merriman to do the tuck pointing on the brick wall in front of V. Magers on Broad Street. The board decided that before approving the work that two more bids would be solicited from DVE and King's Mason. G. Knight made a motion, seconded by J. Bond and approved by the Board, that the President could accept a bid and approve the work if the bid was the low bid, other examples of the contractor's work were found to be acceptable to the Architectural Committee, and the work could be completed before the end of Sept. It was also recommended that after contractor selection that the other residents be informed so that they could take advantage of the contractors presence to do individual residential work.

Lamp Posts- C. Magness reported on the status of the Lamp Post refurbishing. Work has been completed on the next six lamp posts needing replacement. The bill has been presented and the Board moved that the bill be paid. B. Regan expressed the resident's appreciation for the good work that C. Magness had done on this project.

Tollgate Directory- E. Frady is working on the new directory. The sense of the board was that the directory should indicate the residents' membership on the various committees. The sense of the board was that M. Zitzman would be the point of contact for those residents looking for recommendations on contractors to perform resident work.

By-Law Revision- The board identified that the proposed revision had been agreed to at the annual meeting. The next step was for it to be discussed again at the next meeting. The proposal was that it would be discussed during the summer social event (Labor Day time frame) and could then be voted on at either the next special event or the next annual meeting. The board recommended that the announcement of the summer social also include a copy of the proposed revision and identify that the revision would be discussed.

Committee Appointments-

Architectural- T. Parsons, G. Norton, N. Beyer

Landscape- M. Kelleher, V. Magers, W. Zitzman, J. Brett, R. Kahn

Social- E. Frady, C. Johnson, M. Parfait, E. Bond

NEW BUSINESS

Louise Simpson Letter- B. Regan stated that he had received a letter from L. Simpson identifying some areas of concern. The board identified that her request for approval of a trellis had been previously approved, and that B. Regan would notify her of this.

President's Thoughts- B. Regan asked that, based on the changes that have been introduced regarding the Grounds keeping and the By-Laws revision, the Board think about whether or not there are other substantive issues which the board may want to focus on for discussion at future board meetings.

There being no further business the meeting adjourned at 10 p.m.

TOLLGATE ASSOCIATION ANNUAL MEETING

May 12, 1994

The Annual Meeting of the Tollgate Homeowners Association convened at 7:10 p.m. at 117 Tollgate (Zitzmann's). A quorum was present.

President Magness recognized Pat and Christie Cottagen who bought Doug Rosenbaum's home (119) and Mary and Harry Visscher who have just sold 129 and will be moving to Michigan in a week.

Magness thanked all outgoing Board members, committee members, and committee chairs. The minutes from the last annual meeting held on May 11, 1993, were read and approved.

Magness asked for nominations for the 1994-95 Board from the floor. None were forthcoming. J. Bond, chair of the nominations committee, then presented the committee's Board nominees: J. Bond, G. Knight, C. Magness, B. Regan, and M. Zitzmann. The vote for all five was unanimous except that G. Mene (114) filled out a proxy voting for Bond, Zitzmann, Knight, and Regan. Proxies were also recorded from Brett (109), Rising (108), Johnson (102), and Johnson (106).

Budget: Treasurer Regan then presented the outgoing Board's recommended 1994-95 budget that had been provided to members a week before this meeting. Questions were taken from the floor and concerns were expressed about: the year-ending balance, the amount budget for Miscellaneous expenses, the amount for snow removal, the amount for legal expenses, and a suggestion for individuals to contribute to the social events rather than the association. The Budget was approved unanimously with the proviso that the new Board consider the discussion of the Association at this meeting.

It was requested that the name and phone number of the snow removal contractor be included on the new association directory for homeowners to contact for clearing of private areas after the public areas have been shoveled of snow. It was then suggested that a member of the Board be designated to inform the contractor that homeowners x, y, and z would like their private walks shoveled.

The proposed change to the association by-laws to clarify and slightly streamline the by-law amendment process was then discussed. M. Kahn moved that the 2/3 vote necessary for approval be amended to "20 of 29 members" and delete the word "present."

Magness raised the passing of Don Frady and mentioned the value to Tollgate that he and Aubrey Bricksler have been over the years. He mentioned the Board's desire to plant a tree in Don's honor and asked for voluntary donations. Donations have also been solicited from the public.

The Treasurer passed out two financial sheets summarizing the financial situation of the association.

R. Edwards raised concerns over toys being left in front yards. It was decided to refer the issue to the new Board.

Landscaping: M. Kahn expressed his desire that high priority be placed on replacement of dead bushes and pleasure at the existence of a mechanism to effectuate such changes. Desire was expressed for preference to have the lawns mowed toward the end of the week so that the street looked good on the weekends.

The meeting was adjourned at 8:22 p.m.

Proposed change to ARTICLE VII, AMENDMENTS:

Any proposed amendment(s) to these By-Laws must be submitted in writing to the members of the association at least 21 days before any annual or special meeting of the members. Such proposed amendment(s) shall be discussed at the aforementioned meeting of the members and shall be voted upon by the members of the association at any annual or special meeting. The annual or special meeting shall be scheduled no earlier than 30 days following the initial meeting during which the proposed amendment(s) was discussed.

Such proposed amendments(s) must be signed by five members of the association and shall be read into the meeting by the Secretary.

A proposed amendment(s) shall be effective when approved by twenty (of twenty-nine) members, in person or by proxy, at any annual or special meeting, which meets the requirements described above, and entitled to vote.