

AGENDA  
ANNUAL MEETING  
MAY 21, 1995 -- 7:30 P.M.

1. Call to order; verify quorum/announce proxies.
2. Welcome new members, hand-out 1994 Annual Meeting Minutes & Approve.
3. Review progress since May '94 and thank Board Members.
4. Thank Association for support; moment remembrance -- Chuck Magness.
5. Thank Committees
  - Social - Edna Frady (Chair)
  - Landscape - Mark Kelleher (Chair)
  - Arch. Review - Terry Parsons (Chair)
  - Nominating - Michelle Parfaitt (Chair)
6. Introduce Treasurer Gary Knight for discussion of 1994 finances and 1995 budget. Motion to adopt budget.
7. Introduce Secretary Jock Bond for discussion of bylaw amendment and motion to adopt.
8. Introduce Vice President Marge Zitzmann for discussion of board rec's to new board and association.
9. Nominating Committee Report
10. Floor nominations
11. Election
12. Other business (Marge)
13. Adjourn

# TOLLGATE ASSOCIATION

## Annual Meeting

May 21, 1995

The Annual Meeting of the Tollgate Association homeowners was called to order by the Board President, Brent Regan at 7:35 p.m. Board Members present in addition to the Chairman were Marge Zitzmann and Jock Bond.

The President requested verification by the Secretary that a quorum was present and the identification of proxies. The Secretary identified that there were nineteen homeowners present. In addition, two proxies were identified: the Beyer's who provided their proxy to Edna Frady and Terry Parsons who provided his proxy to Brent Regan.

The President then welcomed new homeowners David Rifkin and Diana McCaffrey, and noted the presence of David Rifkin at the meeting.

### SECRETARY'S REPORT

The President then requested the Secretary present the minutes of the 1994 Annual Meeting. The Secretary handed out the minutes which were reviewed, and minor spelling errors of homeowner names were identified. The minutes were unanimously accepted after a motion to accept the minutes with the noted corrections was made by Marge Zitzmann and seconded by Edna Frady.

### PRESIDENT'S REPORT

The President then reviewed for the homeowners the actions taken by the Board during the last year and those actions that remained to be done.

He identified that the Board had reviewed the requirement to raise the association dues and decided not to recommend a raise at this time. He noted that the Association currently is carrying a financial surplus which includes \$5,000 invested in a CD at a yield of 5.99%. He identified for the members that if the Association were to decide to execute the budget strictly with the use of dues collected from the members, then the dues would have to be raised by approximately \$28 per month per homeowner.

The President further identified that: a. the groundskeeping contract with Horizon was proving satisfactory, if not perfect; b. perimeter clean-up is working its way throughout the Association area; c. hedge work at the west end will start soon; d. that the drainage problem between 109 and 111 had been addressed; e. tuckpointing on the front wall facing Broad St. had been accomplished. Projects remaining included: a. six remaining original lampposts require replacement; b. work on the gazebo had been postponed.

The President noted the passing of Chuck Magness and requested a moment of silence in remembrance of him.

The President then thanked the committees and their chairs:

Social:	Edna Frady
Landscape:	Mark Kelleher
Arch Review:	Terry Parsons
Nominating:	Michelle Parfitt

#### TREASURER'S REPORT

The President presented the Treasurer's report on the financial standing of the Association. He indicated that as of 15 May 95, the Tollgate account balance was \$15,289.02, of which \$307 is from resident contributions specified for the Don Frady Tree fund. The President pointed out that of the \$22,749 budget, \$9,213.03 had been executed. The budget was approved after a motion to accept by Marge Zitzmann and a second by Chris Johnson.

#### AMENDMENT BY-LAW

At the President's request, the Secretary handed out and read the proposed amendment to the By-Laws and solicited any comments or recommended changes to the proposal. There being none, the amendment was unanimously adopted after a motion by B. Regan and a second by M. Zitzmann.

#### 95-96 TOLLGATE BOARD

The President introduced M. Parfitt and requested that she present the Nominating Committee's proposed slate of Board officers for the next year. The members proposed were: Curt Board, Jock Bond, Christie Cohagen, Edie Smolinski, and Marge Zitzmann. The President then solicited additional nominations from members. There being none, the slate was approved following a motion by Edna Frady and a second from the floor to close the nominations and accept the proposed names.

#### OTHER BUSINESS

The President recognized Association members to cover other business.

Marge Zitzmann recommended to the Association that the annual Christmas tree placed in the Gazebo and then planted somewhere in the Association area be replaced by a holly tree for which there were more planting areas available. This was approved following a motion by Edna Frady and a second by Jock Bond.

Marge Zitzmann then offered without requesting a decision, that the Association members consider aligning the board service with the budget cycle. to make one Board responsible for the budget approved by the Association.

Marge Zitzmann then opened for discussion the status of member Matt Kahn's infrequently operated Volvo currently parked at the west end of Tollgate Way, its appearance, and what if any action should be taken regarding its status. There was a great deal of open and frank discussion which included comments by many members including Joe Landy, who requested that we all strive to return the Association area to its original "pristine condition". Following that discussion a motion was made by Jock Bond and a second from the floor that the Association take note of the comments of Joe Landy and that Matt Kahn be requested to rectify the appearance and condition of the Volvo as expeditiously as possible. The motion was unanimously approved.

Mary Landy noted that there are a number of people including school children who walk through the Association grass adjoining the Smolinski's property and recommended that perhaps a slate path would improve the appearance of that area. After discussion it was decided that this be reviewed by the new Board for further consideration.

There being no further business the meeting adjourned at 8:55 p.m. following a motion by Matt Kahn, a second by Edna Frady and a unanimous voice vote.