

Minutes of the Tollgate Association Board Meeting Saturday, May 6, 2005

Attending: Garry Sauner, Bob Donaldson, Chuck Connor, Ed Bronikowski, Bill Arthur, and Marie Murray

Location: Home of Bill Arthur

Meeting Time: Meeting began at 9:05 am.

Association Business: The minutes of the April 2, 2005 board meeting were approved.

Treasurer's Report: Treasurer Bob Donaldson submitted his report to the board.

2005 Dues Payments- all homeowners have now paid their dues

2005 Income/Expense for the Current Month expenses for the month included \$550 for seeding and fertilization

Revised Budget and Net Worth Tollgate is committed to 2 deep fertilizations and the gazebo repair. If all other expenditures occur as originally planned, all remaining assets will be used.

The Board discussed how to handle the budget since planned expenses will use all remaining assets. The Gazebo repair is necessary and was approved by the board. Most other expenses are set and can not be changed except money budgeted for gutter cleaning. The board reviewed the issue at length.

Since the previous contractor's work did not meet desired quality expectations, Garry sought new estimates for the cleaning. The estimates were found to be substantially more expensive than the budgeted amount. The Gutterman company, for example, submitted a proposal which outlined expenses per house for gutter cleaning that ranged from \$125-\$195/visit. Metro Gutter gave an estimate of \$50 per visit. The Gutterman group also included a proposal for replacement gutters. Tollgate homeowners would be given a discount based on how many households opt to have the work done.

After considerable discussion, the Board voted to remove gutter cleaning from the budget. The only way to continue this service as part of the Association dues would necessitate a special assessment. Homeowners will be notified of this decision in the upcoming Newsletter and by e-mail. The Board will provide information about optional gutter cleaning and will arrange and coordinate the effort for any households interested.

.Landscape Committee: The landscape committee has plans to address the common bed in the front of 110-112. This area has proven difficult and several approaches have failed to date. The committee is requesting permission to proceed with the newest proposal which will involve the services of the current landscaping contractor. The committee is also asking for verification of the amount of money available to their committee.

In light of the budget constraints, the board is concerned that not enough money will be available to the committee not only for special projects, but also to cover expenses that will most likely occur as a result of natural loss and damage from winds and storms. The Board is committed to giving the committee as much money as possible to carry out their excellent work. The previous vote to remove gutter cleaning from the budget, frees up some funds for the committee. A vote was taken and approved to give the committee most of the funds remaining in the budget, which translated to \$2500 for landscape expenses.

The Board then addressed the specific proposal of the common bed in front of 110-112. The Board was in agreement that something should be done with that bed, and supports the committee in this effort. The concern, however, is the price of this effort, and the proportion of this expenditure in relation to the total available budget. Consideration was given to the fact that this area had been worked on before, and that the effort was not successful. The Board also weighed the needs of this one area, to the needs of the rest of the Tollgate property. The Board voted to ask the committee to get a written estimate for the proposed work and to provide a drawing of what the bed should look like so an informed decision could be made.

Garry Sauner reported that he has completed installing sod around all lampposts and has redone a few difficult areas. Additional sod is needed in a small area behind 110 and Garry will take care of this effort.

Tree Committee: The committee received a request by a homeowner to have a tree removed from the common area in the rear of Tollgate. Since the tree is not a danger, and the budget is strained, the Board deferred any decision.

Social Committee: The Progressive Dinner is scheduled for Sunday, May 15, and a flier has been distributed to all homeowners. Marie Murray will include a reminder concerning the dinner in the Newsletter that is to be distributed this coming week.

Architectural Committee: Garry Sauner raised the issue of unapproved modifications to the exterior of houses in Tollgate. The committee is concerned that residents forget or neglect to ask in advance for approval of any modifications or replacements to home exteriors. The approval process was initiated to ensure the integrity and beauty of Tollgate. The Board decided to include in the next Newsletter a reminder to all homeowners of the approval process. It is our hope that such reminders will improve compliance.

Unfinished Business:

Gazebo: The contract for the repair of the gazebo has been signed and the work should be completed within the next six months.

New Business: Garry Sauner and Marie Murray brought the Board up to date with the latest developments of the proposed land use designations for the adjacent Cherry Street properties. Garry and Marie attended several City Council meetings and provided testimony on Tollgate's opposition to any change in density for these properties. Garry reported that several Tollgate homeowners have responded to his e-mail request for letters to be sent directly to City Council. Marie Murray provided information on the letter that our neighbors at 400 and 404 Broad Street sent to the Council in opposition to the proposed density change. Garry will send a reminder e-mail to Tollgate homeowners and Marie will include the information in the Newsletter. The Board hopes to get as many Tollgate residents as possible on the record as opposed to Amendment 8. Garry also encouraged any board member, who is available and willing, to attend and speak at the May 9th, City Council meeting.

Next Board Meeting: The next board meeting will be held at 9 am on Saturday, June 4th at the home of Marie Murray #124.

The meeting was adjourned at 10:55 am.

Submitted by Marie Murray, Secretary
June 2, 2005