

**Tollgate Association  
September 2010 Board Meeting**

**Date and Time:** September 11, 2010

**Location:** 127 Tollgate Way (Casteuble residence)

**Attending:** Garry Sauner, Philippe Casteuble, Marie Murray, & Jim Hogle

1. The June meeting minutes were approved and posted over the summer.

2. Treasurer's Report – the Association's current net worth as of Sep 7<sup>th</sup> is \$15,400. With respect to driveway painting and repairs, the last driveway to be done was the Ochsendorf's at #117 – they have already paid their portion of their driveway repairs, and the board authorized that we complete the last payment to the driveway contractor. The driveway work was a significant expense (as anticipated) and to fund it the treasurer transferred \$5,600 from the Reserve Fund to Checking.

3. Committee Reports:

- o Social – next event was tentatively set for September 19<sup>th</sup> and is in planning. The date is subject to change. *After the meeting the Tollgate Way Fall Social was rescheduled to October 3<sup>rd</sup> from 4 to 7 PM in front of the Donaldson's at #118 Tollgate Way. An announcement went out for that event on September 15<sup>th</sup>. Residents are asked to bring an appetizer – the association will provide the rest.*

- o Landscape – The Landscape Committee had deferred plantings at the Smolinski's (135) until the fall, now the committee will work with them to select plants.

- o Tree – the tree planted at #112 appears to be leaning a little – the committee will look to have it staked. The other trees planted appear to be doing fine – including the Magnolia that was badly damaged late last winter.

- o Architecture – The committee received a request from the Zawacki's (113) to replace their storm door and to paint their front door black and their door surround, trim, and garage door cream. The Zawacki's are using approved colors; the committee approved the request.

- o Maintenance –

Driveway work: this work was completed over the summer... The driveways look significantly better. The Ochsendorf's driveway was replaced in full at it received sturdier finish than other driveways in the neighborhood giving their driveway a different

look and color. The board thanked Garry for all of the effort involved in getting this work completed. We will have to reseal neighborhood driveways in about three years.

Pest Control: Brad from Western Pest Control came out and explained that there were two rat holes in the neighborhood (later in the meeting the board was shown a third hole). The relative merits of a program were discussed, unfortunately, non-targeted animals were a problem with any bait station program. Western priced out a comprehensive program (42 stations) ringing the neighborhood.. Garry contacted Conner Pest Control who worked with us last year to come out and do an assessment. Given the seriousness of the problem the Board authorized that we look to set up a contract so that we can get these pests eradicated. As part of the program we are going to trim the ivy behind walls (approximately three feet from the top) and mow the ivy on the ground to keep the rat population down. We will balance this with some homeowners desire to keep the ivy to discourage people from walking behind their property.

The committee received Romero's new contract for yard work for calendar year 2011. This new contract is more expensive than last year and it appears the new contract lacked some of the specificity on the list of work to be performed. The committee will get the contract amended to meet the neighborhood's needs. Romero has done well for us over the last year and their rates remain good despite the increase.

#### 4. Old Business:

- Tollgate way sign – the board will seek an update next month.
- We bought 38 new bulbs from Dominion Electric. As bulbs are replaced Garry is cleaning the glass.

#### 5. New Business:

- Lamp Post painting. The poles themselves have not retained their factory finish. Garry did an investigation and determined we need a industrial rust-inhibiter paint – black, satin finish . The plan would be to paint two coats from the bottom of the pole to the base of the glass where the pole is most faded. It would require us to do this repainting every 5 years. Garry received an estimate from a contractor to paint the sixteen poles in the neighborhood with two coats of paint for \$700. The Board approved the work.
- Drainage Channel issues at #107 and 109: There are several loose bricks in the ditch in front of the Powells & Ehmers. The homeowners desired that we have them mortared into place. In addition at the Powell's there is no screen

in place at the point where the ditch passes under their walkway, though there is a screen at the Ehmers. Outside the Ehmer's residence there is a six inch pipe that goes to a four inch pipe, and during heavy rains the water backs up at the 4 inch pipe. About 6 feet into the pipe it seemed to be constricted. Bob led an effort to have the pipe flushed out the pipe in Dec 09. Despite this effort Paul reports that it can take several hours to drain now – like the obstruction has returned. Vaughn Restoration came in to look at the situation and recommends that we do not mortar the bricks into place to allow drainage into the soil through the bottom of the ditch. They cautioned us to ensure that the lawn crew removes leaves from the bottom of the ditch and vigilantly keeps the bush trimmed away from the ditch. The grates at the Ehmers need to be lifted out and cleaned occasionally. The pipe issue is likely tree roots. The solution is cut a new ditch, put a new pipe in to replace the older ditch that efforts is a potential risk to the nearby maples. Estimated cost is \$3,500 – we will revisit this issue next month.

- The board did a walkthrough of the neighborhood and the meeting adjourned at 10:55. The next board meeting in October will be at Garry S (114).