

Tollgate Association  
**Minutes of September 8, 2007 Board Meeting**

**Date and Time:** September 8, 2007 at 9:00 am

**Location:** 121 Tollgate Way (Bronikowski residence)

**Attending:** Bob Donaldson, Ed Bronikowski, Paul Ehmer, Eric Kirschner, Steve Lyons, Marie Murray, Joe Romer, Garry Sauner

**Association Business:**

1. Landscape/Tree committee (Bob) - Discussion of oak trees. One of the trees (by #129) has scorched leaves. The one in front of the Beyers appears to be doing well, the one in front of Ehmers has already turned colors for the fall. Bob is recommending another year before a decision is made on what to do with the trees.

The Photinia by the end of Tollgate has leaf spot and will require three years of treatment. The shrub will be treated the next two years. Two other Photinia have canker which can only be treated by cutting infected areas of bush. The arbourist suggested planting additional trees behind the Photinia as a precaution. One dead beech tree from the drought needs to be removed. Also, a dead tree behind the Smolinski's needs to be removed.

The construction crew working on Cherry St. removed a tree by the Smolinskis. Three pines have also been removed this year. Review of the tree budget – replacement of beech (by #102) and pruning will pretty much consume the entire tree budget.

Discussion of Joe Romer request for replacement of the trees in front of his property (#126). Bob stated that many of the plantings are too big for the location. Bob sees the issue as whether we should remove the inappropriate plantings and replace with smaller trees or not. General policy has been that the HOA will pay for dead tree removal only while owner requests to re-do landscaping are the responsibility of homeowner (after Landscape Committee approval).

Ed indicated that there was no money in the budget for the HOA to undertake the tree replacement this year. Marie M. stated that the master plan would incorporate some discussion of inappropriate plantings and that this issue will be on the next Landscape Committee meeting.

Three general tiers to tree replacement requests were identified: dead trees, structural/threat trees, aesthetic issues. Joe R. indicated that he would look more

closely at the cost of the removal and whether he could get committee approval for a change based upon aesthetic considerations. Bob will provide an estimate on the cost of the tree removal to Joe R.

2. Architecture Committee – Two requests since June. The Kirschner request for a storage shed was withdrawn. The Julie McNamara (#128) request for a new front door and storm door -- a fiberglass door with windows with full view glass storm door -- was approved by the Committee.

Jim Guyette (#111) replaced his roof last week w/o Architecture Committee approval. The roof is very similar to the Ehmer's new roof. Bob indicated that this is not the first time that Guyette has by-passed the Architectural committee. Eric K. proposed sending him a communication indicating that the roof requires Architectural committee approval.

Paul asked what are the remedies if a non-conforming alteration is made. Garry S. indicated that the issue goes to the Board and the Board can hire a contractor to take corrective action and bill the homeowner. If the homeowner does not pay then the Board can attach a lien to the property.

3. June board minutes approval.
4. Review and approval of two draft letters to all Homeowners and Stephenson/Helga J. Ed will send out the letters under Tollgate letterhead from the Board. Stephenson/Johnson letter will be sent via e-mail and hard copy. Decision was made to not post the letter to the web site and to review the broader question of what documents should be posted to the web site at a later date.
5. Treasurer's Report (Bob D.)- Net cash flow was -\$5,908.18 for the last two months. Most of the expense was related to the tree work. Bob believes that the Beech tree (by #102, Melhams) can be replaced for under \$1,000 and thereby keep Tollgate within its tree budget. Marie & Bob indicated that there would be \$4,000-\$5,000 of upcoming tree removal expenses.

The 2008 budget needs to be approved at the October meeting. Bob will draft and submit to the Board.

6. Landscape Committee (Marie M.)- Review of shrub expenses for Melhams and Beyers (Beyers paid some of the shrub expenses related to her property). Landscape Committee have approached the Melhams for reimbursement of cost (\$287.95) involved in replacing the bushes in front of the Melhams that they removed at their own initiative.

Flores pruned the Roemer's azaleas without prior approval. Marie met with Flores and Joe R. to discuss – Merrifield Garden Center reviewed azaleas and

indicated that they were okay and Flores stated that he will replace the bushes if they fail to survive.

Ed asked if irrigation meters are available so that water and sewer readings can be separately broken out. Marie indicated that she did not believe that they were available. Ed asked to add to the Landscape Committee agenda an item regarding mulching – that 3-4 inches of mulching will make a big difference with moisture retention, soil temperature, and release of nutrients for trees.

7. Social Committee – Ella Lyons not present.
8. Old Business- Discussion of proposed Cherry St. easement. Steve has not spoken to Mr. Francis (the developer), but Ella L. was confronted when she attempted to cross the property. Steve's impression was that an easement would require legal action. The relevant question is does the Board wish to spend the money required to establish the easement. Ed proposed that we not pursue while Bob asked whether we wished to simply write a letter threatening a suit. Board agreed that it will table any further action. When the #105 property is sold, the Board will approach the new owners requesting an easement.

Steve L. submitted the FOIA request for #105 Cherry St. which has been met, but he has not reviewed the documents yet. He will review and advise the Board at the next meeting.

Ed took some pictures of the street deterioration at Tollgate and plans to forward the pictures to the City. Ed will draft and circulate the pictures and draft letter to the Board.

Marie is working on the HOA welcome package and requested that any FAQ suggestions be forwarded for inclusion.

Discussion regarding improvement of Tollgate entrance which will be referred to the Landscape/Architecture committees for consideration. Ed would like some options regarding potential solutions.

9. New Business- Bob forwarded an e-mail regarding the electric service at Tollgate discussing the issues that we tend to lose power frequently and have frequent flickering. Bob indicated that a request to the utility president/chairman may receive a positive response. Bob will draft a proposed letter and submit to the Board. Garry indicated that he will send out a request/questionnaire regarding homeowner's experiences with internet/phone providers (RCN, Verizon, Cox).

Discussion of Broad St. wall repointing. Ed got the name and contact information of the company doing the repointing at the zoo, but has not followed up directly yet. Ed asked who was responsible for Broad St. walls and Bob believes that HOA

is responsible – no one is sure if there is anything in the covenants/by-laws or if it's simply been a matter of custom. Bob stated that the HOA has traditionally maintained these walls. Marie indicated that we may be able to approach the contractor with a broader proposal that includes repointing for individual homeowners who may require some repointing (e.g., front steps). Ed will contact the contractor and get an estimate for the work.

Bob will send out a notice of the annual HOA meeting.

The next board meeting will be October 13, 9 am at #108 Tollgate (Kirschner residence).

Meeting adjourned at 11:20 am.

Submitted by: Eric Kirschner, Secretary