

TOLLGATE ASSOCIATION
Minutes of the September 9, 2006 Board Meeting

Date & Time: September 9, 2006 at 9:07 a.m.

Location: 133 Tollgate Way (Connor residence)

Attending: Bill Arthur, Ed Bronikowski, Chuck Connor, Bob Donaldson, Steve Lyons, and Marie Murray.

Association Business:

1. Treasurer's report. The Treasurer presented income/expense, net worth, and budget statements. All homeowners have paid their annual dues for this year. The Board projects that all CY2006 expenses will be satisfied and that \$2400.00 will be in reserve fund at year's end.
2. Committee reports. The Board received the following committee reports.
 - a. Landscape Committee. The Board approved the committee's recommendation to develop a landscape master plan.
 - b. Tree Committee. The City's arborist will examine the ailing tree in front of 127 and 129 Tollgate.
 - c. Architectural Committee. The committee considered and disapproved two exterior color choices for 102 Tollgate. The Board discussed the current procedures and criteria for reviewing and approving exterior changes under the covenants. The Board asked the committee to develop detailed guidelines for the review and approval of such changes.
 - d. Social Committee. The Board President will discuss the Fall social with the committee. The Association will provide the main entrée only.
3. Old Business. The report on Tollgate drainage issues is overdue from the engineering firm. The Board President will contact the firm to request the report. The by-laws committee is continuing its review of the Association's covenants and by-laws. The committee will submit its final report and recommendations to the Board before the Association's annual meeting in November. The Board will discuss proposed changes to the by-laws at its October meeting. The Board will then distribute a letter to homeowners explaining the proposed changes.
4. New Business. The Board discussed homeowners' concerns regarding on-street parking and residents' use of common-area parking spaces. City ordinance prohibits on-street parking in Tollgate because of the street's width. The Board discussed safety issues with on-street parking and the posting of signs. The Board concluded that signs should not be posted. The Board President will contact affected homeowners directly about on-street and common space parking. The Board will include the Association parking policy in future homeowners' disclosure packets.

The Board President and Ms. Lyons will prepare the September newsletter. The Board members will continue to solicit nominees for upcoming vacancies on the Board.

The Board will meet next at 129 Tollgate Way (Lyons residence) on October 7, 2006 at 9:00 a.m. The meeting adjourned at 10:25 a.m.

Submitted by: Steve Lyons, Secretary