WoodLynne Homeowners Association
Board of Directors Meeting
June 1, 2017
Approved

BOARD MEMBERS PRESENT

Patty Kearns	President	
Winston Wonsang	Vice President	
Sydney Webb	Treasurer	(arrived @ 7:10 P.M.)
Kara Nickerson	Member at Large	

BOARD MEMBERS ABSENT

Heather Walrath	Secretary

OTHERS PRESENT

David Crone	Property Manager
Andrea Crone	Board Recorder
Bruce Easmunt, Esq.	Association's Attorney

CALL TO ORDER

Ms. Kearns called the meeting to order at 7:02 P.M., noting the presence of a quorum of directors.

OPEN FORUM

A homeowner inquired about the drainage issues near 10323 Hampshire Green.
A homeowner inquired about the drainage issues near 5418 Charleston Woods.
Management will have the contractor come and inspect those areas.
A homeowner inquired if shrubs (junipers) could be planted in an area instead of trees. As of now, there is grass in the area and it seems that the erosion issue is not as extensive.
A homeowner stated that ivy, poison ivy and honeysuckle are taking over an area in the green space.
A homeowner thanked the Board of Directors for trimming the trees.

Mr. Bruce Easmunt, Esq. discussed some of the Cabot Ridge issues involving the encroachments and the common area.
Some of the issues are as follows:

- Accessing the easements has been an issue
- Relocating the common area fence
- Licensing (agreement) between owners and the Board of Directors

Encroachments are defined as any deck, fence or object that is located on or in the common area that was not placed or erected by the Board of Directors.

APPROVAL OF MINUTES

MOTION: Ms. Kearns moved, and Mr. Wonsang seconded, to approve the April 17, 2017, Board of Directors Meeting minutes as written. The motion carried unanimously.

ADMINISTRATIVE

Management Reports

Mr. Crone provided the April 2017 financials report.
Mr. Crone presented a contract from Marc Gordon for approval.

MOTION: Mr. Wonsang moved, and Ms. Nickerson seconded, to approve the contract for Marc

Gordon as amended. The motion carried unanimously.

Mr. Crone presented a proposal from TD&D for the sidewalk repairs.

MOTION: Mr. Wonsang moved, and Ms. Webb seconded, to approve the proposal from TD&D as amended. The motion carried unanimously.

EXECUTIVE SESSION

MOTION: Ms. Nickerson moved, and Mr. Wonsang seconded, to adjourn to Executive Session at 8:51 P.M. The motion carried unanimously.

Reconvened at 8:56 P.M.

MOTION: Ms. Webb moved, and Mr. Wonsang seconded, to have the following two (2) accounts, 130-03 and 254-04, sent 10 Day Demand letters. The motion carried unanimously.

ADJOURNMENT

MOTION: Ms. Nickerson moved, and Ms. Kearns seconded, to adjourn the meeting at 8:57 P.M. The motion carried unanimously.

The next meeting date is TBD.
Prepared by Andrea Crone, Board Recorder