

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting
September 9, 2015

Present: Mike Lawlor, President
Linda Montani, Vice President
Mary Chludzinski, Treasurer
Barbara Bennett, Secretary
Saundra King, Trustee
Lynn Thornton, Trustee
Peter Cerra, Trustee
Donna Styles, EPM

President Michael Lawlor called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Mike noted that there are many new homeowners and new faces at the pool. All visitors to the pool must remember to take showers and provide guest passes. Swimming alone is not advisable.

New Homeowner Faye Arnett of 56 Hummingbird Drive was welcomed.

Community Input

Sal Morrel stated that he often has to swim alone because there is no one else available.

Jean Pierfy asked if solar panels can be installed over the pool locker room roof.

Also asked was how many companies are providing proposals and why panels can now be placed on the roof.

A homeowner asked if it was possible to install another hand railing at the pool.

Jean Pierfy suggested changing the streetlights to LED.

Approval of Minutes

Lynn made a motion to approve the minutes of the August 3, 2015 Association Meeting. Linda seconded the motion, the board was polled and all were in favor. **Motion passed 6/0/1**

Financial

As of July 31, 2015:

Income	\$91,337
Expenses	\$93,318
Expenses over Income	\$ 918

Mary answered questions about the Long Term Reserve Account.

President's Spending Limit

Lynn Thornton made a motion to raise the \$500 spending limit for the president of the board. Without board approval, he may spend \$1,000 (one thousand). Peter seconded the motion, the members were polled and all were in favor. **Motion passed 6/0/1**

Asphalt Road Repairs

Peter made a motion to accept a proposal from Garden State Sealing to repair several pot holes on the roads in Evergreen for a cost not to exceed \$5,070. The motion was seconded, the board polled and all were in favor. **Motion passed 6/0/1**

Clubhouse & Pool Locker Room HVAC

Barbara made a motion to renew a contract with Indoor Air Technologies to service the eleven clubhouse HVAC units and the one unit that serves the pool locker rooms. The price is \$2,273 for the winter 2015 and summer 2016 service. The cost is the same as the previous year. The motion was seconded; the board was polled and all approved. **Motion passed 6/0/1**

Nutsedge Treatment

Lynn made a motion to ratify an invoice from LMS for treating nutsedge in August at a cost of \$1,391. Peter seconded the motion, the members were polled and all were in favor. **Motion passed 6/0/1**

Pool Leaks

Linda presented a motion to accept a proposal from Sparkling Pool Services to use underground sounding equipment to locate pipe breaks in the return and skimmer lines. The cost is \$4,600. Sandra seconded the motion, the members were polled and all were in favor. **Motion passed 6/0/1**

Retention Basin Low Flow Channels

Sandra made a motion to accept a proposal from LMS to clean out the concrete low flow channels in the retention basin at the end of Meadowlark Drive. The cost is \$2,880. Lynn seconded the motion, the board was polled and all were in favor. **Motion passed 6/0/1**

Committee Reports

Social- Jean Pierfy announced that 50 have already signed up for the Fall Festival on October 17 and will be catered by Risoldis. The Old Fashion Holiday Party is scheduled for December 5.

Travel – Emily said the next trip will be to Hunterdon Hills Playhouse on September 21 and there were a few cancellations. She also encouraged all to come out and play Bocce on cool evenings.

Active Adults- Carol noted that the next luncheon meeting would be on September 17 and Carl Dentino would be playing his guitar and singing. In October Rick & Kenny will be providing entertainment.

Friendship Club-Arlen Scully spoke about Robert Tsai's passing.

There being no further business the meeting was adjourned.

Respectfully submitted by _____
Donna Styles, Executive Property Management