

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
February 15, 2017**

The Master Board Meeting was called to order at 7:07 PM.

A quorum was met with seven members present, and one board member acting as a proxy for an absent member. In attendance were:

Bill McManimon	Estates I
Dave Cote	Ravens View I
Bob Shaw	Willow Creek/Eagle Trace
Yan Sandler	Quail Creek
John D' Aprile	Raven View II
Barbara Firestone	Society Place
Jim Holwood	Heather Wood I
Marianne Fein	FirstService Residential
David Mensah	FirstService Residential

Visitor/Public Comments

Expected Visitor did not attend the board meeting.

Public Minutes

The board meeting minutes taken at the November 16, 2016 Board Meeting were approved unanimously by the board. The board meeting minutes taken at the December 21, 2016 Board Meeting, as well as the January 15, 2017 Board Meeting minutes could not be approved yet because not enough members of the Board were in attendance for approval. To be approved via email.

Financial Report

After looking over the financial reports, the board had a discussion about the cost of ground maintenance. After this the Board discussed and reviewed bids for the next major project (updating all of the restrooms). The board placed \$200,000 in a one year cd with Trumark Financial Credit Union. The board placed the cd in the one year plan because Trumark Financial Credit Union one year cd rate was better than the two year rate. **Action:** The acceptance of the financials were motioned, then seconded, with all present members in favor.

Management Report

Violations

Management presented the board with copies of the violation letters they've been sent out to the homeowners with regard to the on-going dead tree issues along Eagle Road. **Action:** The Board would like management to fine the homeowner.

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Contracts

A discussion was had about the Newtown Grant Homeowners' Association contract with Premier Aquatic for pool re-coating as well as Bathroom bids. **Action:** The board would like the Association Attorney, Stefan Richter to add language to the pool re-coating contract stating a monetary compensation should the project prohibit opening of the pool by Memorial Day. The Board would like a new meeting once the contract is complete, to review.

Old Business

The Board discussed R&R Custom Carpentry and Cabinetry Corp. bid from 2015 along with the Boy Scout requests for a budget allowance on cleaning and clear coating the boy scout bridge at end of Recreation Parking Lot as a preventative maintenance project. **Action:** The Board approved \$175.00 requested for the Boys and Girls club.

New Business

Management presented the board with Newtown Grant pool Rules for 2017. The board had discussion about maximum guest permitted per adult and caretaker/nanny rules. **Action:** The board decided to allow 4 maximum per adult and suggested sticker to place on resident card holder who had caretaker/nanny.

There was a discussion about new pool furniture. Management provided the Board with Prices for the furniture from The Southern Company.

Action The acceptance of the pool furniture bid was motioned, then seconded, with all present members in favor.

Event Report

Management went over the two events, the Coffee & Music Jamm and the upcoming Family Movie Night; they also let the Board know that the Coffee with a Cop event had to be postponed due to the aforementioned scheduling issue that occurred. **Action:** The board wanted management to cancel the movie nights and reschedule them only on Fridays due to low turnout rate. The board also approved management to buy popcorn Machine for movie nights. The Board was happy and surprised by the number of attendees at the Coffee & Music Jamm, and would like management to try to reschedule the Coffee with a Cop.

The board discussed a request for a soccer net. The board suggested to management to find the cost of soccer netting for the next meeting.

The Master Board Meeting was motioned to be ended, it was seconded and was unanimously agreed upon. The meeting was adjourned at 9:24 PM.

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The next meeting of the Board of Directors will be March 15, 2017 at 7:00 p.m., at the Clubhouse.