

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
June 17, 2017**

The Master Board Meeting was called to order at 7:03 PM.

A quorum was met with eight members present. In attendance were:

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

Visitor/Public Comments

Rudy Rudolf the new General Manager of Bair's Tree & Lawn Service was in attendance to talk to the Master Board about renewing their contract at the end of the year, educate and also provide prices.

Public Minutes

The board meeting minutes taken at the May 17, 2017 Board Meeting were reviewed and approved. **Action:** The acceptance of the board meeting notes was motioned, then seconded, with all present Board members in favor.

Financial Report

The Board reviewed and accepted May's financial. **Action:** The acceptance of the financial was motioned, then seconded, with all present Board members in favor.

Management Report

The Manager, presented to the Board, the bids for the Bridge fence from Clendaniel, Genesis, and JRC. The Manager also went over the prices to replace the cracked stove top in the banquet room and the different types of cook tops. The manager also told the board that Kim and Russell Cummings used a large pot to boil corn on the stove. The pot was placed a bit heavy on the stove and cracked the cook top. Kim stated that the cook top already had a crack before they used it; therefore she offered a 50/50 split to fix the cook top.

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Action:

The Board accepted the 50/50 split to fix the cook top. The board approved for Bill to shop around and look for a cook top. The Board also approved to go with Clendaniel for the Bridge fence.

Contract

The current Verizon contract ends July 9th. Management spoke to Verizon and was told the renewal would be kept at the same price for the next two years. Management called and received a \$100 per month discount with Comcast. Management then asked Verizon to beat the Comcast offer and Verizon asked to wait until July 9th to be able to reply.

Action: The Board instructed management to wait until July 9th for Verizon to offer competitive bids

New Business

There was a discussion about the entrance landscape replacement. Five bids were requested of Kaiser and one was supplied.

Action: The Board requested Kaiser to attend the next Board of Directors meeting.

The Board discussed the American Pool bid for a more powerful vacuum and new life saving equipment.

Action: The board has approved to buy American pool the equipment's and also requested management to ask an American pool to provide more description about the lifeguard Rescue Tube.

Management presented to the Board with insurance Bids from Farmers, AmTrust and State Farm. Farmers provided a very good bid last year against state farm package insurance, but also turned down bidding unless all Clusters and Master Boards are covered by Farmers.

Action: The board directed management to contact with Society Place and obtain the name of their insurance carrier for possible combination and cost savings.

A short discussion was had about the soccer goal net. Management presented to the board with prices for the soccer goal net and different types of soccer goal net.

Action: Due to the un-level ground being considered for soccer play the Board will go look at the area before any decision is made.

A discussion was had about the survey results.

Action: The Board was satisfied with the survey results and congratulated management for doing a good job.

There was a discussion regarding the pool resurfacing job the Premier Pools had just recently finished, and the warranty on the job that was done. **Action:** The Board would like management

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to call the owner of Premier Pool Renovations and have a discussion of the inadequacies of plaster after care in baby pool and extension of the warranty from 3 years to 10 years.

Event Report

Recreation management reviewed the details of some of the events that occurred prior to the board meeting, such as the family movie night, New Resident Q&A, Yoga and Zumba. Rec. Management also discussed, if the board would approve of having the coffee and Music Jamm outside once?

Action: The Board was pleased with the attendance of the family movie night, New Resident Q&A, Yoga class and Zumba. The Board approved of having the coffee and Music Jamm outside once.

The Master Board Meeting was motioned to be ended; it was seconded and was unanimously agreed upon.

The meeting was adjourned at 9:20 PM.

The next meeting of the Board of Directors will be July 19, 2017 at 7:00 p.m., at the Clubhouse.