

Knob Hill Homeowners Association Minutes Board Meeting October 12, 2015.

The annual meeting was held at Conant Elementary School at 7:30 pm, in the media center.

Attendees: HP Culp, Dave Richter, Miranda Piersol, Stephan Bushon, and Madeline Harris.

Guests: Mark and Libby Lavine, Gus Lazarus and Jenny Green

Excused: Zemonia Atto, Neil Woelke and Laura Culp

The meeting was called to order: 7:30 pm. Minutes from the August 24, 2015 board meeting were approved.

President's Report: HP summarized some of the Board actions of the past year including:

- a commercial vehicle being parked a residential driveway consistently
- a cabana being built in the neighborhood despite the removal of the pool
- the proposed shed to be constructed in a yard without suitable setbacks
- the split rail fence along Lone Pine Road
- issues of safety and speeding on subdivision roads
- the street signs were painted, with assistance from the Wagner family
- a summary of the social activities that took place in the neighborhood this year
- HP will make sure the Oakland Township Road Commission is contacted regarding the drainage issues along Hoit Tower and Van Ness Drive

He also reported that our cost-cutting measures including the reduction of mailings and the change from using a law firm for liens has reduced our operating budget, making it possible to continue to keep our subdivision annual dues at the present level.

He remarked on "lessons learned" in that we need to be more proactive with information regarding proposed architectural changes proposed by homeowners to help the residents understand what the Township does and does not allow.

HP thanked the Board for their service this past year.

Treasurer's Report: Dave reported that there are just a few homeowners who have not yet paid their dues, and only a couple of homes that are more than a year in arrears. He presented the Board with a proposed letter to notify homeowners with delinquencies. The letter was approved. Should any resident wish to see an accounting of funds, this will be arranged. The balance as of the end of September is \$5,631.72.

Committee reports:

- **Architecture:** No report
- **Communications:** HP reported for Cary Gersh that the host for the website has moved from the neighborhood so it would be best if we moved the website to a new location. He is in touch with Ryan Reid and between them they will move and revamp the subdivision website.

- **Maintenance:** HP reported that Laura has a contract with A-Okay for mowing and landscaping for the next year. A Fall clean up will be performed and new plantings will be installed in the Spring.
Jenny Green advised the Board that some of the neighbors whose property abuts the split rail fencing need to trim their shrubs as the shrubs are leaning on the fencing. HP said he will make a concerted effort to check the fencing and speak to the relevant homeowners.
Jenny also mentioned that the north and south entrances are in need of not just clean up, but organization and new plants.
- **Social:** Zemonia is seeking neighbors to assist her with the various social activities throughout the year. She said people could either run, or assist in any of the activities. The Progressive Party was well attended and the Ice Cream Social was a great gathering of neighbors as well. Next event is the Halloween party that will be hosted by the Snells. Libby remarked that the block party was a great deal of fun, and thought the DJ was an excellent addition.
- **Welcoming:** Stephan has visited every home of new neighbors that we are aware of.

New Business: There was a call for new Board members, but there were no new nominations. The present Board has agreed to another one-year term.

Gus Lazarus brought to the Board's attention the hole in the road at the north end of the Subdivision and HP thanked him for calling that to our attention and he will call the Township for an update on the necessary repair.

A neighbor has complained about the numerous signs for the house for sale in the subdivision. There were remarks that we do not need signs at the outside entrances, on the street, and also in front of the house. If this continues to be an issue, the Board will contact the real estate company and ask them to remove all but the one sign in front of the house.

Next meeting will be scheduled for December.

Adjourned 8:30 PM

Respectfully submitted,

Madeline Harris, Secretary