

Bridge Valley at Furlong Board of Trustee Meeting March 23, 2010

The meeting was called to order at 7:10pm at 2115 Sugar Maple Lane. With only 3 of 5 board members in attendance a quorum was finally established.

Members attending- Bobbie Max, Barbara Sartori and John Hornick and Joanne Fink (Continental Property Management).

Minutes from the January 19, 2010 were approved.

Administrative Issues

1. Snow removal issues were discussed at length.

Snowstorm 1- 12/19/ and 12/20/09 -----	\$6,245.00
Snowstorm 1/8/10-----	\$1,480.00
Snow storm 2/3/10-----	\$717.50
Snowstorm 2/6/10-----	\$5,315.00
Snowstorm 2/10 and 2/11/10-----	\$3,317.50

All of the above bills were approved for payment.

Snowstorm 2/26/10-----	\$3,700.00
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Board did not approve payment of the \$3,700.00 bill. Joanne Fink to talk with Total Turf.

The actual charged for snow removal was \$20,774.50

Actual amount budgeted for snow removal 8,600.00

Actual amount in the red -12,174.50

Because there was a way to obtain the money needed to cover the loss, there will be no need for a special assessment.

2. Change in the language of the snow contract to indicate that there was a change from 1" of snow to 2" inches before snow removal begins. Also there was a change in the contract to charge by an hourly rate, not a flat rate (money would be saved).

3. Snow removal for the winter was discussed. Many people were not happy with the way Total Turf did the snow removal.

4. Trash removal for 2010 is posted on the web site.

5. Mailboxes need to be painted and numbers affixed by June 29, 2010 or a \$100.00 fine will be assessed to any home owner who does not do the work on the mail boxes.

6. The basins were cut in the fall. There is no need to cut the basins this spring.

7. There is a 5 year rotation for painting the trim on the townhouses. We are in year 5. The painting will begin ASAP once the weather breaks. Painting the foundation is not included. If the shutters and foundations are to be done every 10 years there needs to be additional money in the reserve.

8. There were 2 letters of complaint about the snow removal. Letters were sent back by Joanne explaining that their expectations were not in the snow removal contract.

9. The issues of the dogs not being leashed at the farmhouse was brought up. Police indicated there is nothing that can be done since the dog is on the owners property.

Meeting adjourned at 8:40pm.

Next meeting May 19, 2010 at 7:00pm at 2114 Sugar Maple Lane, with the annual meeting to be held on April 13, at 700pm at Bridge Valley El School.