

Alverno Valley Farms Homeowners' Association Board of Directors Meeting

Date: July 12, 2017

Location: Middletown Township Municipal Building

Members Present:

Alice Hughes -- President

Sabrina Bedard – Treasurer

Member Absent:

Jeffrey Allison – Secretary

Guests Present:

320 Catchpenny

233 Clover Road

100 Cedar Court

107 Cedar Court

Welcome and Introductions:

Alice and Sabrina welcomed the attendees to the July meeting.

Treasurer's Report:

- The Treasurer gave a brief overview of the finances for the HOA and confirmed that AssetPro is now handling the billing and payments for us. July is the first month.

A&L Requests:

- 311 Catchpenny
- 110 Cedar
- 107 Cedar
- 233 Clover Circle

Update on Current/Ongoing Issues:

- ___ The Board provided a brief update on the status of the trash collection. Trash Tech, who has handled our account for 6 months, declined to continue our contract. The Board is actively getting bids from other companies to step in asap. A two day a week pick-up is a priority for all.
- ___ A new contractor was looking at bidding on the work needed for the Cedar Court steps, railing, bridge work –
- ___ The Catchpenny land survey is now completed and the final report, along with the map, will be saved and posted on the Association website.
- ___ The Board is still waiting to hear back from a resident on Catchpenny who asked that a Handicap sign be installed.
- ___ Parenti Tree Service has been contracted to remove a large tree from the center island of Abel, some smaller trees on the cul de sac of Abel and on the center island of Cedar Court. Once a date is confirmed for the work to be done, an email will be sent to residents.

- ____ Also, a resident at the meeting believed that the Cedar Hill trees had not been trimmed in a long time, but a member of the board seem to think the they has been trimmed last fall. Action: Sabrina will look through the Parenti invoices to confirm the last trim date.
- ____ Sealcoating for the Cedar Court parking lot will take place at the end of July, date to be confirmed and shared shortly.
- ____ Bamboo removal – two bids, with a wide range of pricing have been received, we are awaiting a third bid. Work would not begin until the fall so we have some time.

New Business:

- A resident from Clover Circle voiced his displeasure on receiving a letter from the HOA pertaining to his RV being parked on the street for several days. The Board thanked the resident for attending but reminded him, and all attendees, that RVs are not able to park on the streets, esp as they pose a visual impairment on the street to oncoming traffic, bikes, and children.
- A resident voiced concern about what he perceived to be illegal activities taking place on Abel Place, the Board, as is its protocol encouraged the resident, and all residents to call the police directly if they observe questionable behavior.
- A resident presented a new front door for consideration to be added to the Cedar Place standards. The board asked the resident to supply AssetPro with the make and model of the door so it can be shared with the residents, who can then provide feedback about the door. Once the comment period has closed the Board will review the feedback and vote on the proposed door to be added to the standards.

Next Board Meeting:

- August 9, 2017

Adjournment at 8:30pm

Respectfully submitted,

Alice Coyle Hughes

Alverno Valley Farms Homeowner's Association