

EAST HILLS HOMEOWNERS ASSOCIATION BOARD MEETING

Date: December 1, 2016

Place: 37 Cheshire Way

Members present: Ken Shannon, Tommie Palladino, Peter Molinaro, Will Trevor, John Palladino & Joe Fogarty

Member absent: Perumunda (PK) Sharma

The meeting was called to order at 7:10 p.m.

Joe Fogarty expressed the Board's appreciation to the new members who had volunteered to serve on the Board. He also explained that while the main purpose of the meeting was to appoint the new Officers to the various positions for the next two years, he thought it would be good to review the outstanding issues first to give the new folks an idea of what the Association deals with. All agreed with this approach.

Treasurer's Report: Tommie Palladino reported that little had changed since our Annual Meeting in October and we were in good shape financially. She added that all bills had been paid, but she was awaiting the annual insurance bill which would be about \$11,000.

Ground/ Maintenance: Mr. Fogarty explained that he had recently toured the grounds with Mike Scaringe, President of Sky view Landscape and had asked him to submit an additional bid for some extra items for next year. These items included: mowing a few hundred feet along Spring Street Road (from the area where the bush is located at the top of the hill to the second telephone pole – about 300') He also requested that he provide an estimate for removing the bush. In addition, he was asked to replace several dead bushes on the west side to East Hills Blvd. Mr. Scaringe was also asked to give us an idea of how much he would charge to mow the knoll area between the entrances to Cheshire/Brinker and Conway; at least once a year. Lastly, he was asked to provide a cost estimate for removing the sumac trees along the east side of East Hill Blvd between Brighton Ct. and Watervliet-Shaker Road. Mr Scaringe implied that he would review the extra duties and let us know what the charges would be. He also explained that we had solicited bids for removing snow from the kiosk areas for the next three years and had the Flood firm to perform the work

Insurance: Mr Fogarty noted that he had reviewed the Association's insurance coverage with the Dignam Agency in hopes that a lower fee could be obtained. Mr Kyle Dignam reported that he had reviewed our coverage with several firms and that our current carrier was about as reasonable as we could expect. Mr Molinaro indicated that he was knowledgeable with insurance. coverage and would look into the matter.

Non-payment Issues: Mr Fogarty mentioned that he and John Palladino had filed a Lien in the Albany County Clerk's Office in mid-November and a copy of the Lien was provided so that we could determine if this action was the most appropriate way to address delinquent arrears. After some discussion, it was determined that Liens appeared the best way to go. In this particular case, the homeowner refused to accept a copy of the Lien, and we expect payment collection will continue to be an issue.

Electrical Problem: National Grid reported some time ago that the meter for the kiosk on Brighton Court does not record usage. For several months, they have been averaging the usage of the Kiosks on Cheshire/Brinker and Conway and charging us that amount, but they now have taken the position that

we have to fix the problem. To underscore their demand, they are now adding a penalty of \$100, to our bill every month. Mr Fogarty reported that he had spoken with John Halpin, our Electrician, and also had another Electrician inspect the meter, and its connections, and it was established that a problem does, in fact, exist. The inspection indicated that a portion of the driveway at 3 Brighton Court had been excavated and that the underground wire may have been damaged. The problem is further exacerbated, as underground wiring is the Association's responsibility - not National Grid's. A rough estimate for replacing the underground wire to the connection box is \$6 to 7000. Plus we would have to cross private property and trench over an existing driveway. Accordingly, it was agreed that we should investigate other ways (including solar) to address the issue.

Election of Officers: As a final item of business nominations were made for the three open positions. After some discussion, the following appointments were made:

Joe Fogarty	President and Grounds Chairman
Ken Shannon	Vice President
Pete Molinaro	Secretary
Tommie Palladino	Treasure
Will Trevor	Publicity and Website Chairman
John Palladino & PK Sharma	Covenant & Bldg Improvement Chairmen

The next meeting was scheduled for March 30, 2017 at Pete Molinaro's residence

The meeting was adjourned at 8:45 p.m.