

**FINNEY
CROSSING**

**HOMEOWNER'S
ASSOCIATION**

**Finney Crossing Residential Master Association
Board of Directors Meeting Minutes**

August 22, 2019

Attendance:

FCRMA Board of Directors: G Miller, President

Pam Cowan, Treasurer

Tanya Toth, Secretary

Chris Motter, Member

Lake Point Property Management (LPPM): Corey Hayes, Franklin Mendiola

Finney Crossing owners:

Glenn Enos	27 Kettlepond	Joan & Carl Strandberg	155 Holland Ln. #3
Beav Bassett	90 Maidstone Lane	Dan Contois	233 Dunmore Lane
Laurie McLean	162 Dunmore Lane	Meg Miller	56 Dunmore Lane
Donald & Suzanne Foss	55 Halfmoon Lane	Wanda Bayer	106 Maidstone Lane
Lucy Hayford	24 Kettlepond #7	Mary & Dan Brooks	570 Zephyr Road
Tim & Terri Connolly	403 Zephyr Road	Marie & David Shanks	399 Zephyr Road
William Hoy	93 Dunmore Lane	Sue Scheer	70 Dunmore Lane
Joe & Kathleen Cassidy	431 Zephyr Road	Bob White	92 Maidstone Lane
Dot Fisk	27 Kettlepond #3	Ron Montalbano	27 Kettlepond
Bob Morris	508 Zephyr Road	Alex Nimick	27 Kettlepond #4

Meeting called to order at 6:35 pm by G. Miller.

Community Comments: There was a discussion of the procedures for DRC approvals. Joe Cassidy and Dan Contois expressed concern regarding DRC requests that have lingered and haven't been approved. The DRC members in attendance confirmed that they had not received the requests from Lake Point. When pressed, Franklin was unable to explain why the requests had not been forwarded. The Board and the DRC agreed to fast-track the review of the proposals.

Solar Light Proposal presented by Carroll Lawes. The presentation for the solar lights proposal for solar powered street lights on Dunmore (5) and Half Moon (1). Carroll again presented his research of the lights acknowledging that the configuration of the fixture is different than the lights installed on Zephyr Road, but that there are other light configurations throughout the neighborhood. Three options for payment for the lights: (i) spread payments to all homes (186) = \$65/home; (ii) spread to homes on Half Moon/Dunmore (30) = \$400/home; or (iii) Carroll and Joanne would pay entire cost. Carroll has confirmed that there are no Act 250 permits required – only Town of Williston. The process of applying for permits has been started; however, Chris Snyder still owns the streets and would need to join in the application. He has indicated he will not take action until directed by the Board to do so. Carroll advised that the lights within the Town right of way would be maintained by the Town after a three-year

warranty period. Carroll is certain he can get the warranty period extended for the lights. One light on Half Moon would have to be maintained by the community. Many neighbors in attendance on Dunmore expressed concerns about light pollution and placement of the light poles. All expressed thanks to Carroll for his research and time. Pam Cowan expressed concern about the proposal and would like the community as a whole to weigh in before making any final determinations. The proposal would also have to be approved by the DRC. [Action Item → Carroll Lawes to create a list of questions regarding the proposal that will be circulated by Lake Point to the community by a Survey Monkey survey.](#)

Review of Financial reports: Pam Cowan provided an update on the status of financial statements for the Association. To date, the Association is on budget with expenses. There was a discussion relating to the formation of the Finance Committee, with two potential members of the committee (Mark Graupman and David Shanks) in attendance at the meeting. Chris Motter moved to approve the financials as presented. Motion seconded by Tanya Toth. Financials approved by a vote of 4-0.

Meeting Minutes – July 25, 2019 meeting: Chris Motter made a motion to accept the minutes as presented. Motion seconded by Tanya Toth. Minutes approved by a vote of 4-0.

Pam Cowan left the meeting at 7:32 pm

Other updates:

- Tanya Toth provided an update of the Developer Relations Committee meeting with Chris Snyder and advised the concrete repairs to front stoops will begin in the coming weeks. Snyder needed the delay implementing the repairs until the weather was a bit cooler so that the epoxy being used for the repairs would cure properly. Homeowners should be receiving communications from Snyder when repairs are to be made since front steps will not be able to be used for a period of time.
- Speed tables will be installed in the coming weeks as well. There will be a total of 7 tables installed – 2 along Dunmore and 5 along the length of Zephyr Road.
- Lake Point is working on the final changes to the webpage that is being constructed for Finney Crossing owners and expects that it will be available within the next week.

Capital Reserve Study: Final lingering questions have been resolved. [Action Item → Lake Point to engage vendor immediately following the meeting.](#)

Ron Montalbano addressed the board with concerns about the proposed removal of the basketball hoop that is currently located on the tennis court. He and others that use the hoop would like it to remain in place and have volunteered to assist with keeping users limited to residents of Finney Crossing. There has been use of the basketball hoop by kids from the apartments. A further discussion was had by neighbors at the meeting regarding priority of use between basketball players and tennis players.

Landscaping RFP: Bids are still coming in to Lake Point and have not all been received. Discussion of the RFPs and decision on the vendor were tabled until September meeting.

Board membership: It was discovered that the proposal for staggered board terms that was presented to the former board at the November, 2018 meeting was not approved. Since the proposed terms were not approved and implemented by the former board, all current members of the Finney Crossing

Residential Master Association will be up for re-election at the next annual meeting. There was a discussion of the proposal that was put before the board in 2018. Tanya Toth suggested that the condominium representative to the FCRMA Board be a representative of the Condominium Board once that board is established, rather than being elected by the community at large. The main concern expressed by the community is that anyone who runs for the board should be a resident of the community and that owners who rent their units should be precluded from running for a seat on the board. Action Item → Tanya Toth to confirm that the duties of the officers in the proposal conform to those established in the Declaration for the community and will draft amended Bylaws which will incorporate the changes to the board positions and terms as set out in the proposal.

Annual Meeting Schedule: The scheduled meeting for November would be held on Thanksgiving so it was determined that the November meeting would be cancelled. The annual homeowner meeting was scheduled for **December 5, 2019**. Action Item →Lake Point to locate space to hold the annual meeting. Suggested location is the meeting room at the Williston Town offices. Franklin to contact the Town to reserve the space.

G. Miller motion to adjourn the meeting at 8:50 p.m. Tanya Toth seconded the motion. The motion passed 3-0.
