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| Finney Crossing Residential Master Association  Board of Directors Meeting Minutes  February 20, 2020 |



Attendance:

**FCRMA Board of Directors:** Pam Cowan, President

G. Miller, Vice President

Mark Graupman, Treasurer

Tanya Toth, Secretary

**Finney Crossing owners:**

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| Lori & Bob Pietropaoli | 259 Zephyr Road |  | Barbara MacArthur | 333 Zephyr Road |
| Beav Bassett | 90 Maidstone Lane |  | Bob White | 92 Maidstone Lane |
| Bob McMahan | 369 Zephyr Road |  | E. Pizzi | 81 Holland Lane |
| Patti Wakeham | 127 Holland Lane |  | Holly Ferrster | 155 Holland Lane |
| Dan Meunier | 132 Stillwater Lane |  | Dan & Stacy Contois | 233 Dunmore Lane |

Meeting called to order at 6:31 pm by Pam Cowan

Mark Graupman made a motion to approve the agenda for the meeting as presented. G. Miller seconded the motion. ***Motion passes 4-0.***

Pam Cowan reviewed the meeting minutes from the January 16, 2020. G. Miller made a motion to approve the minutes as presented. Mark Graupman seconded the motion. ***Motion passed 4-0***.

**New Business:**

**Update on pigeon problems:** Kyle Miller from Miller’s Pest Control provided an update on the pigeon issues in the community. The design of the row homes (courtyard homes) and apartment buildings are creating ideal places for the pigeons to roost and nest. There is no easy solution to getting rid of them. This will be a constant and iterative process. The goal is to make the community as unattractive as possible so that they find another place to roost. There was a discussion relating to potential options (more bird spikes, netting, trapping, etc.) and general costs associated with each option. Miller’s will work with Lake Point to create a plan to address the issues as they arise with additional bird spikes and netting being the most economical options.

**Renewable Energy Alteration Agreement:** Tanya Toth reminded the Board and the community members in attendance that the Solar Policy had been approved and adopted by the Board at the December 2019 board meeting with the caveat that the policy would not take effect until the agreement was in place by which the homeowner installing the solar array accepts all responsibilities and obligations relating costs associated with the installation and any ongoing maintenance, repairs, replacement and removal of the improvements. The solar committee drafted an agreement that was presented to the Board for review. The agreement has been presented to the Association’s attorney and some changes were made to the agreement as per the attorney. Pam Cowan made a motion to approve the Renewable Energy Alteration Agreement as presented and to approve the implementation of the Solar Policy with the Renewable Energy Alteration Agreement attached. Mark Graupman seconded the motion. There was no further discussion. **Motion passes 4-0.**

**Update on DiStefano contract:** Pam and Lake Point have been working to create a feedback loop for better communications with DiStefano. There have been several requests made by Lake Point of DiStefano for improvements to services, which DiStefano is pushing back on claiming that those services are not covered by the contract. The Board has given Lake Point the ability to locate a new vendor if they are not able to work with DiStefano moving forward, provided that Lake Point works within the parameters of the current budget.

**Monthly Updates:**

* Property reports – will be presented by Lakepoint at the March meeting.
* Financial reports - Mark Graupman provided a snap shot of the year end financials which looked better than anticipated in terms of being aligned with the budget. As was discussed at the annual meeting there were several expenses that were not properly budgeted for.
* Committee reports:
  + Design Review Committee (no report this month)
  + Garden Committee (no report this month)
  + Equipment Storage Committee- need status from committee- Pam will check in with the committee. The temporary location where DiStefano’s equipment is stored was supposed to be unavailable after March 1 due to the opening of Holland Lane all the way to Route 2; however, that appears to have been delayed.

Community Non-Agenda items:

* Discussion of salt on driveways on Maidstone, Half Moon and Dunmore. Salting driveways is not done as part of the DiStefano contract – this winter has been particularly problematic with the freezing and thawing cycle. Pam will make suggestion to Lake Point to find a vendor to salt driveways outside of DiStefano contract.

G. Miller made a motion to go to executive session to discuss property handover at 7:30 pm. Pam Cowan seconded the motion. ***Motion passed 4-0.***

[***Executive session***]

Executive session adjourned at 8:30 pm