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| **Finney Crossing Residential Master Association**  **Board of Directors Meeting Minutes**  Via Zoom video/telephone conference call  June 25, 2020 |



Attendance:

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

G. Miller, Vice President

Mark Graupman, Treasurer

Tanya Toth, Secretary

**Lakepoint Property Management:** Shannon Morey

**Finney Crossing owners:**

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| Bob & Lori Pietropaoli | 259 Zephyr Road |  | Carroll Lawes | 244 Dunmore Lane |
| Don & Suzanne Foss | 55 Halfmoon Lane |  | David Merves | 435 Zephyr Road |
| Sandy Shepard | 79 Halfmoon Lane |  | Glenn Enos | 27 Kettlepond Lane #4 |
| Bob McMahan | 369 Zephyr Road |  | Gail Babinger | 27 Kettlepond Lane #9 |
| Chris Scott | 345 Zephyr Road |  | Janet Cooper | 432 Zephyr Road |
| Spenser Weppler | 494 Zephyr Road |  | Kerra Desseau | 548 Zephyr Road |
| Liz Lasdon | 349 Zephyr Road |  | David & Marie Shanks | 399 Zephyr Road |
| Paula & Tim Cope | 108 Maidstone Lane |  | Carl & Joan Strandberg | 155 Holland Land #3 |
| Reed & Brenda Parker | 374 Zephyr Road |  | Dan & Mark Brooks | 570 Zephyr Road |
| Nallasamy Shanmugasundar | 316 Zephyr Road |  | Katie Robinson | 582 Zephyr Road |
| Paul Toth | 414 Zephyr Road |  | Rae Bunce | 132 Stillwater Lane #7 |
| Tim & Theresa Connolly | 403 Zephyr Road |  | Dorothy Mitchell Morris | 508 Zephyr Road |
| Michelle Besaw Parks | 436 Zephyr Road |  | T.M. & Susie Moore | 360 Zephyr Road |
| Matt & Jodie Miller | 560 Zephyr Road |  | Dorothy Newton |  |
| Holly Fenster | 155 Holland Lane #6 |  |  |  |

Meeting called to order at 6:38 pm by Pam Cowan.

Tanya Toth made a motion to approve the agenda for the meeting as presented, Mark Graupman seconded the motion. ***Motion passed 4-0.***

Pam Cowan made a motion to approve the minutes from the May 21, 2020 board meeting as presented. Mark Graupman seconded the motion. ***Motion passed 4-0***.

Pam Cowan made a motion to approve the minutes from the June 3,2020 special board meeting as presented. Mark Graupman seconded the motion. G. Miller requested a correction to the spelling of a homeowner’s name in the minutes. With that correction, ***Motion passed 4-0.***

**Monthly updates:**

* Financial report – Shannon Morey reports that overall expenses are in line with budget. Past due balances continue to decrease. A full quarterly report will be presented by the Treasurer as the July board meeting.
* Report from the Garden Committee – Lori Pietropaoli reported that the committee, along with some volunteers from the community constructed 10 additional garden beds for the community garden. Paul Toth also reported that a solution has been presented for Snyder Homes to provide a water source that will be more readily accessible for the gardens. Several of the beds have not been reserved and the garden committee is interested in planting the vacant beds and donating the vegetables grown to the Williston Food Shelf or to the Chittenden County Food Bank. Those in attendance overwhelming endorsed the idea and volunteered to donate funds to help cover the costs of the plants, as well as time to help water and weed the beds.
* DRC Approvals

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| 27 Kettlepond # 3 (Newton) | Addition of Storm Door  Pam Cowan suggested that, because this application related to the condominiums and there was a concern on her part as to whether the master association board should be voting on the approval (versus the condominium board), that the board simply not object to the application. Tanya Toth responded that while she didn’t have the applicable rules available at that moment, voting on the application by the master association board is consistent with how all other previously approved applications have been addressed. G Miller made a motion to approve application for the storm door as presented. Mark Graupman seconded the motion. ***Motion passed 3-0*** (Pam Cowan abstained). |
| 101 Maidstone (Kaes) | Shrub replacement  Pam Cowan made a motion to approve the application as presented. Tanya Toth seconded the motion.  ***Motion passed 4-0.*** |

**New Business:**

* **Food Scrap Diversion:** Pam Cowan advised that a survey was sent to the community and the overwhelming response from the community was that, at least through the end of 2020, each homeowner should be responsible for taking care of the disposal of their food scraps. Lake Point has contacted a local hauler, No Waste Compost, which has agreed to provide a volume discount for people at Finney Crossing that will be tiered based on the number of people that sign up for service, with the larger discounts available for more people signing up. The Board will use information gathered over the next several months in terms of number of people using a service, costs associated and frequency of pickups as a consideration for food scrap pickup as a part of the 2021 annual budget.
* **Clubhouse Committee presentation:**  Paul Toth, as chair of the Clubhouse Committee, presented a set of proposed policies relating to the use of the tennis courts, pool and clubhouse, all of which were compiled as a result of a community wide survey. The Clubhouse Committee focused on policies that would expand the use of the common amenities to those in the community that haven’t taken advantage of those amenities in the past, as well as making sure that upkeep and maintenance costs are reduced by the amenities being used as intended (i.e. reducing the wear and tear on the tennis courts by imposing restrictions against pets and bicycles). There were a number of questions from the Board relating to the proposed changes to the uses of the Clubhouse (rental of the entire clubhouse v.s. reserving a portion of the clubhouse) and a discussion of how to keep the clubhouse open and accessible to all during the day when Lake Point isn’t on site. Shannon Morey suggested a digital key locking system that could be installed on the clubhouse, the pool and the tennis courts that would enable to the doors to be locked remotely during certain hours. It would also allow for keys to be deactivated when certain community members leave the neighborhood.
* **Community Discussion regarding security cameras:** Lake Point has conducted a review of the homes in the neighborhood with outdoor security cameras or door bell cameras. The Board is seeking community input into the creation of a policy regarding security cameras. **Action Item → Pam Cowan and Tanya Toth will create survey questions to send out the community to solicit input from the community.**
* **Shared Stormwater Agreement:** Tanya Toth provided an overview of the Shared Stormwater Agreement to be entered into between the FCRMA, Finney Crossing Commercial Association (FCCA) and Snyder Taft Corners for the ongoing maintenance and repairs of the shared stormwater system, specifically with regard to the two stormwater ponds that are located off Dunmore Lane. The FCCA will take the responsibility for the annual reporting requirements under the conditions of the stormwater permit and will bill the proportionate share of the expenses relating to the same back to the FCRMA in accordance with an agreed upon schedule. Mark Graupman made a motion to approve the execution of the Agreement by Pam Cowan, as President of the FCRMA Board. G Miller seconded. **Motion passed 4-0.**

***Mark Graupman moved to adjourn the meeting @ 7:45. Pam Cowan seconded the motion.*** ***Motion passed 4-0.***

[***Executive session***]

None.