

**Compton Green Homeowner Association
Board of Directors Meeting Minutes
Wednesday, May 4, 2017**

Attendance (12): Ray Reass (President), Carol Leyton (Vice President), Leeds Gulick (Secretary), Dan Conti (Treasurer), Jessica Atherton, Bryan Leyton, John Roche, Marcia Reass, Mary Lynne Poole, Jan Creighton, Christine Cooper, Christine Garnett.

The meeting was called to order by President Ray Reass at 5:18 PM.

The minutes of the May 4, 2016 CGHA Board of Directors Meeting were approved with the corrections to Chuck Kimbrough's and David Simmons' names. John Roche requested references to an assault charge in previous minutes be removed.

Treasurer Dan Conti presented the budget. Dues will be \$140 for 2017. 120 of 121 lots paid dues in 2016 with one lot paying dues owed from prior years. Two lots now owe dues from prior years. John Roche claimed he did not owe dues on years prior to six years ago due to statute of limitations. He also claimed that he has not received an itemization of the amount owed. The Treasurer will send Mr. Roche a spreadsheet with details. A chipper will cost between \$2,500 and \$3,000. Jessica Atherton is trying to get a consulting arborist but does not know the cost. There will be expenses for entrance maintenance, lighting and sprinklers.

The Annual Meeting will be on June 14th.

The recruiting of Board Members was discussed. The terms of three members of the Board are ending, Ray Reass (President), Leeds Gulick (Secretary) and Carol Leyton (Vice President). Ray Reass will run for another term and Cristine Cooper is running, leaving one position to fill. One person is also needed for the Architectural Control Committee.

The email blast system has 55 people as recipients. It is now legal to send Board information such as the agenda and minutes online which could reduce expenses. The system is anonymous in that recipients do not know who the other recipients are as is often the case with normal email.

The web site is not online, but hopefully it will be by the Annual Meeting. It will contain the CCR's and public information.

President Ray Reass requested that John Roche take down the Compton Green HOA Facebook page that could be mistaken for an official CGHA page. Mr. Roche claims that HOA does not stand for "Homeowners Association" and is willing to sell the page for \$600,000. It was suggested that the Board contact Facebook.

President Ray Reass congratulated the Architectural Control Committee and Jessica Atherton for a good job with tree issues. Jessica Atherton reported that people have been reasonable, with only two occasions where people were confrontational. One was denied and the other did

not seek approval. Jessica reminded people to speak to their neighbors about proposed projects as people usually do not do so. She also reported wading through other city's regulations to come up with ideas for tree management and hopes to have a proposal in 6 months.

A chipper is scheduled for Monday, June 5th. A decision where to leave the chips needs to be made. Scheduling a chipper every year instead of every other year was discussed.

Cristine Cooper said that cleanup is needed on trails and suggested a pizza party after a volunteer work party. Trails are no longer blocked by downed trees. Drainage is an increasing problem.

There was discussion of vegetation overhanging streets and following up on a non-conforming fence.

Tree removal by the Cricks was discussed. President Ray Reass said that our CCR's are inclusive enough to cover all trees on a lot. The Cricks removed 60% to 70% of the trees on their lot and there is concern for increase treefall due to the changed exposure. The Cricks had 9 revisions approved by the city, but did follow city rules, which are not as restrictive as we think they are. They did not get as many trees approved for removal within 20' of their property lines as they wanted.

The court action with John Roche was discussed. John maintained that there is an inequality and two classes of people, those with trails and those without. President Ray Reass said that Mr. Roche has turned down every effort to compromise, including at the current meeting of \$2,800 to clear the record. Mr. Roche mentioned trails, that horses have trouble with stairs, obligations of the Board and "the principle of the thing". President Ray Reass has confidence that CGHA will prevail in court.

The meeting was adjourned at 6:31 PM.