

Clow Creek Association Annual Neighborhood Meeting – 10.4.17

Location: Tommy Nevins Brewing Co.

In attendance: Carl Reina (President), Bob Raimondi (Treasury), Matt Stredney (Secretary), Rob Gosma (Director), David Luciano (Director), Frank Passaro (Homeowner). Excused Absences: Jeff Sell (Vice President), Chuck Manganelli (Director).

Called to order at 8:45p.m.

Old Business

- **Upcoming Board meeting Schedule:**
 - **Tuesday November 7 – 7:30p**
 - **Location – 95th Street Library (Reservations to be Confirmed)**
 - **Annual Meeting**
 - **Officer Elections**

- **Outdoor Report:**
 - **Fencing: While the board is continuing work toward a more sustainable fence, they have postponed pursuing action to better assess the Clow Family Farm Sale as that will project will result in additional fencing.**
 - **Irrigation:**
 - **Board reviews a \$215 sprinkler head repair expense charged via Clarence David’s Landscaping.**
 - **Clarence David has also brought it to the Boards attention that due to increased entrance vegetation; they have had to hand water our mums (free of charge).**
 - **Additionally, the board discusses that the current irrigation system is over 10 years old and often requires maintenance.**
 - **A \$2,796.00 sprinkler system enhancement proposal is reviewed by the board.**
 - **Carl Motions to accept the proposal put forth by Clarence David to renovate current irrigation system due to age and reconfiguration of vegetation. Bob seconds, unanimous decision.**
 - **Broken Fence: Resident reported a broken fence on 103’rd street. Carl reached out to Fence On the Mend (Our Current fence maintenance company), who fixed the issue for free.**

- **Social Report:**
 - **Block Party**
 - **65 Households (25% of CCF properties) attended the Block Party.**
 - **However, there were 267 attendees, which indicates many of the attendees were guests.**
 - **The board discusses things that went well and things that can be improved upon next year.**

- **Water – Many residents requested bottled water. Board will consider providing again next year, but have concerns about waste factor.**
- **Tents and tables – Board will look into getting new tents and tables as current tents are 15 years old and in poor condition. The tables are typically rented with an expense each year.**

New Business

- **Treasury Report:**
 - **As of 10/4/2017 Treasury Reports the following balances:**
 - **Checking - \$USD \$3,125.42**
 - **Business Premium Money Market (Savings) – USD \$106,065.28**
 - **Net Total = USD \$109,190.70**
 - **As of 10/4/17, 42% of this year’s budget has been spent.**
 - **Board continues best practice to maintain reserve \$58,500**
 - **Given increases in insurance and landscaping expenses, as well as anticipated legal fees associated with annexing the upcoming Clow Creek Farm new home project, Bob recommends increasing annual dues from \$225 per year to \$250 per year. Carl challenges the increase due to current year’s surplus. Thought is that we should utilize current funds before increasing dues.**
 - **Bob would like the board to know that it has been a productive change to TSM legal.**
 - **Bob recommends we look at downsizing our storage unit to save \$60/mo. The board will need to confirm how many years of association records are required to store prior to discarding materials and downsizing.**
- **Annual Meeting:**
 - **Carl mentions that he will reach out to Nick Stanitz to come to the annual meeting to speak on any developments with the purchase of Clow Creek Farm and annexation of new construction into the Clow Creek Farm Association.**
 - **With respect to positions up for election, Jeff Sell (Vice President) has decided to resign from the board. We would like to thank Jeff for his years of tireless service.**
 - **In addition to Jeff, Matt, and Chuck’s board positions will be up for re-election.**

Matt motions to close the meeting. Bob Seconds, unanimous agreement.

Meeting adjourn 10:15pm