



October 5, 2021

To: Board Members, Members at Large

From: Luke Beach, Secretary, Cumberland Woods HOA

Subject: Meeting Minutes, from 9/14/21 Official Meeting, 7:00 PM

Attendees: Jeff Duperon, Maureen Bender, Luke Beach, Mala Pearson, and Bryan Hegeland.

Meeting Items:

1. Call to Order at 7:10 PM and meeting close at approx. 8:28 PM.
2. President's Position:
 - a. Discussed new contract for landscaping and snow removal
 - b. Construction on home without HOA approval
 - c. Action items
 - Landscaping and Snow Removal
 - Luke Beach presented current quotes from Garden Solutions, Hundich Landscaping, Home and Commercial, and Kinney Landscaping
 - Majority of the quotes did not address the complete scope of work presented by Cumberland Woods HOA, so the deadline was extended to 10/22 for quotes, and a vote to be held for snow removal at next meeting
 - Discussion regarding construction without HOA removal. Residents provided blue prints along with scope of work. Expressed remorse for not asking, they didn't know they had to ask for permission.
 - Motion by Luke Beach to approve the construction, seconded by Mala Pearson, vote 5-0 to approve construction passes
3. Vice-President's Position:
 - a. Scope of work for Landscaping to now include two common area's not identified in the original scope of work.



- b.** Drainage reminder to be placed on website to please remove debris from drains if you see it

- 4. Treasurer's Position:
 - a. Will create spread sheet for quotes submitted for snow removal and landscaping

- 5. Secretary's Position:
 - a. Discussed duties: meeting minutes, meeting agendas and reminders

- 6. Director's Position:
 - a. Parking Reminders- featured in newsletter and on website

- 7. New Business:
 - a. Discuss landscaping options at next board meeting as quotes are updated
 - b. Discussed updating scope of work for landscaping
 - c. Discussion about block party, volunteers needed, entertainment details, food, etc.
 - d. Ongoing discussion regarding HOA Management Company, and quotes being solicited.
 - e. By-Laws and the formation of a committee to update current by-laws. Karen Beach recommended to chair committee along with other interested individuals.
 - f. Jeff Duperon will continue investigating drainage system and look further into residents impacted by water in their yards as a result of storm drains being blocked.
 - g. Discussion regarding E&O for block party coverage (certificate of insurance)
 - h. Next official board meeting October 4th, 6:30pm

By Luke Beach, 10/4/21