



July 13, 2022

To: Board Members, Members at Large

From: Luke Beach, Secretary, Cumberland Woods HOA

Subject: Agenda Items Official Meeting, 6:30 PM

Attendees: Jeff Duperon, Luke Beach, Bryan Hegeland, Maureen Bender, Mala Pearson. 29 families represented via zoom.

**Meeting Items:**

1. Call to Order 7:05pm
2. President's Position:

Action items

- a. Remediation of HOA drain behind 694 Woodfield and scope of work: Will scan three homes, and will re-route water away from private property. Trenching will help alleviate water pooling onto private property.
  - b. Vendors Solicited: Home and Commercial, Higher Ground Landscaping, Mike's Clean Cut Landscaping, ZLM Services
  - c. Timeline of remediation: Project will begin end of July, one day project.
  - d. HOA Management Discussion: still a priority, recommendations still ongoing.
  - e. Block Party: Details (Two food trucks, face painting, yard games, inflatable movie screen and movie night): If we want block party to continue we will need volunteers to contribute to organizing. Encouraged members to help.
3. Vice-President's Position:
    - a. Landscaping and Snow Removal scope of work: 4 areas of grass cutting, 3 areas of edging, mulch, weeding, flowers, holiday lights.
    - b. Vendors Solicited: 13 total vendors were contacted, and four provided quotes (Hundich Landscaping, Kinney Landscaping, J's Lawn and Snow, and Home and Commercial).
    - c. J's Lawn and Snow approved to provide both landscaping and snow removal
    - d. Current landscaping situation and potential future actions (Mala will also provide update): The vendor has been very non-responsive, not fulfilled requirements within the scope of work. Looking to change vendors asap.



4. Treasurer's Position:
  - a. Budget: Fiscal Year Ends April 30th, 2022
  - b. Financial Report: Presentation of revenues and expenses.
  - c. Expenses totaled \$32,277.77, not including expenses after April 30<sup>th</sup>, 2022.
  - d. Revenues: Checking- \$56,934.27/ Savings for Drainage Pond- \$15016.54
5. Secretary's Position:
  - a. Committee's: By-Laws (Matt Ward, Karen Beach, Sal Petras), Block Party, Welcome (Rachel Story), Landscaping (Beth, Sunny, Paul and Malinda, Karen Kimbro)
  - b. Brief information about each committee
6. Director's Position:
  - a. Mailboxes: Details regarding replacement of damaged mailboxes
  - b. Landscape and other violations
7. New Business:

#### Action Items

- a. Elections: President and Director: Luke will conduct (motion needed, followed by discussion)
- b. President- Chris Oakley (vote unanimously)
- c. Director- David Schafer (vote unanimously)
- d. Resident requests to speak
- e. Snow removal, do we need it if the city does it? The city plows and our taxes pay for it, but we also are last on the city priority for plowing.
- f. Residents asked to report by-law violations.
- g. Meeting adjourned at 8:29pm.

By Luke Beach, 7/13/22