

## THE MAPLES AT STERLING WOODS

### ANNUAL BOARD MEETING 11/18/2014

**CALL TO ORDER:** Valerie Dawson called the meeting to order at 7:00 PM. Present were Valerie Dawson (President), Lee Dimitriou( Vice President), Jeanne Cassarini( Secretary), Gene Comerford(Inspector of Elections/Director) and Ann Nardini, Maples unit home owner. Ruth Hallas (Treasurer) was absent.

**PROOF OF MEETING:** Sent November 4<sup>th</sup>, 2014.

**RATIFICATION OF PREVIOUS MINUTES:** The meeting minutes from 9/11/2013 were read. Lee Dimitriou made a motion to approve the minutes. Ann Nardini (2013 Maples Board member) seconded the motion and all agreed to approve the minutes for filing.

**REPORTS OF OFFICERS:** None

**ELECTION OF INSPECTOR OF ELECTIONS:** Gene Comerford

**ELECTION OF OFFICERS AND DIRECTORS:** A proxy was sent in by Albert Messina of 1302 Revere Road for Board President. Our Inspector of Elections presided over the voting. For the year 2015; President, Valerie Dawson, Vice President, Lee Dimitriou, Treasurer, Ruth Hallas, Secretary, Jeanne Cassarini, Director, Anne Nardini, Inspector of Elections, Gene Comerford.

**UNFINISHED BUSINESS:** Gene Comerford asked if any more information was available about the trailer park in back of Sterling Woods 1 tapping into the water supply of Sterling Woods 1.

Valerie Dawson updated the Maples Board that the maintenance of “the Revere Road Hill” is unfinished business that will move into 2015 with the gathering of bids to be brought to the Executive Board for review and approval to maintain the landscape tidiness and curtail maintenance costs in the future.

#### **NEW BUSINESS:**

Lee Dimitriou asked if the wooden spaces above and below the metal mailboxes can be utilized for mail notices within the community, i.e., meeting notices, committee notifications, etc.

Jeanne Cassarini suggested that a better cleaning of the gutters is needed to remove leaves. She feels many of the gutters are clogged with leaves, causing drainage problems and ice formation in the winter that can damage gutters. Anne Nardini feels “supervision of the vendor doing the work is needed because leaf removal is done too swiftly, leaving leaves behind that clog the drain pipe”.

Anne Nardini mentioned that the “small hill” behind her home on Hancock is rarely cleaned of debris. The area is weed whacked of tall vegetation but instead of being removed, is left to compost. She does not wish to make issue of this at this time, but hoped that the debris, as well as leaves blown into piles on the hill, would be removed at some point.

Gene Comerford and Lee Dimitriou reported a panel hanging off the back of a garage in the 3001-3002 row of homes in need of repair. The owner may not have noticed because it’s in the back.

Valerie Dawson asked the officers to encourage participation from others homeowners in the HOA.

**ADJOURNMENT:** Gene Comerford made a motion to adjourn at 8:00 PM and Lee Dimitriou seconded the motion.