

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING
NOVEMBER 7, 2019**

SIGN IN PROCEDURE: The sign in process commenced at 6:45 PM. Three additional homeowners, Eileen Williams and Jo and Ralph Adams were in attendance for a total of five unit homeowners. A proxy was received from the following unit homeowners: Jeanne Cassarini and Eric Obert.

CALL TO ORDER: The meeting was called to order by Village President, Valerie Dawson at 7:01 PM.

BOARD MEMBERS PRESENT: Valerie Dawson (President), Ruth Hallas (Treasurer) and Lee Dimitriou (Vice President) via phone.

PROOF OF NOTICE OF MEETING: Sent October 4, 2019 and was confirmed by all present.

RATIFICATION OF MINUTES: The minutes from the last homeowners’ meeting on November 7, 2018 were read. Ruth Hallas made a motion to approve the minutes. Valerie Dawson seconded the motion. All in favor approved the minutes for filing.

REPORTS OF OFFICERS: Lee Dimitriou, Village Representative to the Hearing Committee, had nothing to report. Ruth Hallas, Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee would be meeting tonight to prepare their budget recommendations to be provided in time for the Master Board Meeting on Wednesday, November 13, 2019. Presentation to all unit homeowners for discussion and final approval of the 2020 budget will take place at the SWII Unit Owners’ Annual Meeting in December 2019.

ELECTION OF INSPECTOR OF ELECTIONS: Eileen Williams self-nominated for the position of Inspector of Elections. Ruth Hallas seconded. All in favor. Eileen Williams is the Maples Inspector of Elections.

ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE: Per unanimous vote by all attendees, all three Board members were re-elected as follows: Valerie Dawson (President), Lee Dimitriou (Vice President) and Ruth Hallas (Treasurer). The position of Secretary received no nominations and will remain vacant for the year 2020. As Village President, and with no additional nominations, Valerie Dawson nominated Lee Dimitriou to serve as the Village Representative to the Homeowners’ Association Hearing Committee and Ruth Hallas was nominated to serve as the Village Representative to the Homeowners’ Association Treasurers’ Committee. Both accepted the nomination to serve in their respective positions and were ratified by all attendees. Ralph Adams nominated Valerie Dawson to as the 2020 Maples Village Representative to the Master Board. Nomination accepted and was ratified by all attendees. Valerie Dawson will serve as the 2020 Maples Village Representative.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Concern was expressed about the recent homicide inside a home in SWII. The Maples President shared notes taken while attending the informational session offered to all Sterling Woods homeowners on 10/30/19 by the Danbury Police Department on tips for safety awareness/crime prevention in the community. Two homeowners expressed recurring concern about dim street lights throughout SWII, as well as the need to trim the trees growing around them. A reminder was mentioned that since SWII converted to LED bulbs in all street lights, it was suggested for each

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homeowner to use their front porch light and back deck lights to their preference for lighting and to contact REI (Property Management) for tree trimming requests. A homeowner reiterated the desire to spare cost by not allowing new trees to be planted. Also mentioned was the need to replace/upgrade the children’s play area in SWII for safety, as well as aesthetics in attracting, and sustaining current and new homeowners.

ADJOURNMENT: Ruth Hallas made a motion to adjourn the meeting at 8:00 PM. Eileen Williams seconded the motion. All in favor. The Maples Meeting was adjourned at 8:00 PM.

Respectfully submitted,

Valerie Dawson, President