

## **Minutes**

### **Stratford Gardens Homes Association**

#### **Board Meeting**

**January 11, 2010**

The regular board meeting of the Stratford Gardens Homes Association was held at the home of Colleen Kennedy, Association President.

Colleen called the meeting to order at 7:15 pm. The following board members were present: Woody Underwood, Roger Dutton, Raphael Suarez, Nick Scielzo, Tom Suther, Adriana Huntley, Sal Monteleone, Phyllis Wilson.

The minutes from the last meeting in September were read and approved.

Colleen began with a discussion about the PIAC island renovation at 63/62Streets and State Line. Hoffman –Cortez contractors will build the hardscape, wall rebuilding, fountain removal and repair at an expense of \$15,000. The Homes Association will pay Hoffman-Cortez and then, be reimbursed with the PIAC monies held and approved by the city. The total PIAC funding was \$29,000, therefore, we will have \$14,000 remaining for the irrigation and landscaping work. Additional bids will be needed for an irrigation system and the landscaping. Roger said it would be March or April before work would begin due to the weather.

#### **Treasurer's Report**

Nick, our treasurer gave his report and suggested that we put the CD money we have maturing this month into our Money Market account which would pay as much in interest and give more flexibility. Both the CDs and Money Market are at Country Club Bank. Roger moved to put the CD money into the MM account and Woody 2<sup>n</sup>. It was approved.

Nick will call "Fox" at HAACD to confirm this change. Nick reported that we are ahead \$1400 in revenue for the year however the social budget will run over budget. Nick reported we have 11 delinquent homeowners who have not as yet

paid dues. There are 4 liens that have been placed and it was moved and seconded that liens also be placed on 1224 W 61<sup>st</sup> Terrace, 1240 Huntington, and 1205 W 61<sup>st</sup> Street. It was approved. (Note: Since this meeting, 1224 W. 61<sup>st</sup> Terrace has paid their dues and a lien was not placed on this home).

Nick will send letters to the following addresses to remind them to pay their outstanding dues: 1219 Huntington Rd, 1230 Huntington Rd, 1247 W. 63<sup>rd</sup> Street and 1203 W. 62<sup>nd</sup> Street.

### **Islands**

Raphael reported that Constant Care, our current island maintenance provider, costs \$ 430 per month with a contract renewal in May. They maintain the lawn, turn sprinklers and fountains off and on and maintain the beds. Additional discussion on the PIAC funded 63rd St island was mentioned by Roger who suggested that the sprinkler system there should be modified when the island is under construction. Also, a rain sensor could help with cycling the off and on timing of the sprinklers, so they would be used only as needed. Woody suggested a solar panel. Also discussed were the dead bushes at the entrance of 63 Terrace and State line. It is the HOA's responsibility to maintain landscaping there. Raphael will contact the homeowners located at 63<sup>rd</sup> and State Line to discuss the options/improvements for the common area plantings.

### **Social**

Colleen thanked Adriana for all her work on the Octoberfest event. Over 150 people attended and the cost was \$817 for this very successful event.

Colleen thanked the Millers for hosting the Holiday party. 80-90 people RSVP'd with only 50+ who actually attended due to the weather. The cost for this event was \$1943 which exceeded other years' costs because the Homes Association paid for everything. In the past, Benny and Edith Lee contributed to the hosting of the party (ie- invitations, food, music, valet). Thanks to Woody for organizing the party.

Colleen confirmed that the annual garage sale will again be held on the 2<sup>nd</sup> weekend in June. Ads will be placed and signs posted for this event.

### **Directories**

Tom reported that he was not able to revise the directory. Colleen will contact DeLaSalle School to see if someone in the print department can help with the revisions. The De La Salle School Printshop will again do the printing at a cost of \$3.25 per directory, Colleen reported. Around 275 copies will be printed. There was a suggestion to ask block captains to deliver them.

### **New Members**

Colleen reported that the Association has two new members

Nicholas and Andrea Panzino at 1221 W 61<sup>st</sup> Street

Shane and Bronwyn Neecowen at 1236 W 62<sup>nd</sup> Street

### **Communication**

Colleen consistently sends out emails about neighborhood information and crime updates from Officer Parsons.

### **Snow Plowing**

Woody reported that our contractor has been doing a great job and does all the street between 59<sup>th</sup> and 64<sup>th</sup> Streets. He plows when we have 2" of accumulated snow. Use of salt and ice melt was discussed and it was agreed that the cost is prohibitive.

The meeting was adjourned.

Respectfully submitted,

Phyllis Wilson, Secretary