

PARTRIDGEBERRY WOODS TRUSTEE MEETING
January 21, 2016

The first meeting of 2016 began at 7:00 pm, with all Trustees present.

Trustees agreed to develop a list of all items that needed to be addressed and prioritize the list since not all could be resolved in one meeting.

Topics on the list (non-prioritized) are:

- Communication with residents: maintain email file of all residents. Explore alternative options such as using existing Facebook page.
- Vendors: get bids for landscaping and insurance. Consider development of a preferred vendor list.
- Beavers: Decide what to do regarding beavers on the pond and other common areas.
- Signage/non-residents: create and post so that non-residents know that the pond and other common areas are for Partridgeberry Woods residents only.
- Signage PB Woods: should there be a formal sign at the entrance?
- Defining the role of the Board: should the role be expanded from protection of common land only to include security issues or social events? If so, how is this done?
- Covenants: which set of covenants are recognized legally, when do they expire and is it possible to extend them? Further, are all residents bound by the same covenants and expiration date? Also, how can covenants be enforced?

Motions made:

Kevin made motion to inquire with existing PB Woods lawyer on covenant issues. Levent seconded the motion. Passed unanimously.

Kevin made a motion to draft a letter that will be sent to all residents that will include covenant information and ask that all stay in compliance with covenants. Levent seconded. During discussion Steve asked that the matter of the letter be tabled until we receive a response from the lawyer on covenant questions. Trustees voted to table the matter as Steve suggested.

Steve made motion to have signs made with wording along the lines of "Residents Only - Police Take Notice". Jessica seconded the motion. It was approved unanimously.

Jessica made a motion to have a Partridgeberry Woods sign made. Kevin seconded it. Trustees approved unanimously.

Actions:

Kevin presented report of finances. All residents have paid their HOA dues; we have \$18,453.00 in PB Woods account.

Kevin will contact other insurance companies for bids. Levent will provide some company names to contact.

Steve will call landscapers regarding bids. Levent has names of some vendors to include.

Steve will email PB Woods attorney covenant questions.

Jessica agreed to act as liaison for PB Woods when interaction with Town of Groton is needed.

Jessica agreed to keep residents' email addresses as current as possible.

Meeting was adjourned.