

PARTRIDGEBERRY WOODS ANNUAL MEETING
September 28, 2017

Trustee Kevin O'Brien called the annual Partridgeberry Woods Homeowners Trust meeting to order at 7:12, September 28, 2017. All trustees (Kevin O'Brien, Dan Palmer, Jay O'Toole, Jessica O'Toole and Jan Cochran) were present. Four Partridgeberry Woods residents also attended*

Kevin began the meeting with a brief re-cap of the role of the trustees: to maintain, insure and protect the sixty plus acres owned jointly by all Partridgeberry Woods residents. He provided a detailed explanation of all money spent in the past year, with financial history for six years prior to 2017. This information is available on the Partridgeberry Woods website. It was noted that insurance costs did not actually increase significantly, rather the timing of the annual insurance invoice did not correspond with the PBW fiscal year. Kevin paid the invoice in full on time, causing it to appear in FY 2017, which also included a partial payment from the prior year. Following this there was a discussion regarding how best to address the matter of residents who neglect to pay their yearly dues.

Jan Cochran, who mails the annual invoices and newsletter, noted that in the future we might have better success to address mail to "Resident" at each address, instead of to a specific resident's name.

Dan Palmer talked briefly about 6Ds, which are the legal forms necessary to verify that all Trust dues have been paid at the time a home is sold. The sale of any house in Partridgeberry Woods cannot be complete (closed and deed recorded) until the 6D is received, so ultimately, all funds due the Trust will be received, just not necessarily in a timely fashion.

Jessie O'Toole, who manages the resident data and website, asked that everyone provide her with a valid email address.

Jay O'Toole, who is responsible for Land Management, talked about the need to make sure that all pathways are safe. There was a general conversation among the attendees regarding the problem with beavers, both damaging trees as well as causing drainage problems with the pond. Jessie O'Toole made a motion, seconded by Jan Cochran, that Dan continue to work with the animal control specialist who has been used in the past. This motion was unanimously approved.

Those attending the meeting also talked about the path around the pond and the importance of maintaining it. It was generally acknowledged that it would not be cost-effective to try to grade and add gravel to the path.

Kevin O'Brien then asked if anyone attending wanted to volunteer to become a Trustee for the coming year. Since no one did, he made the motion that the current board be re-elected for 2018. Jan Cochran seconded the motion and it was passed, unanimously.

Resident Connie Langlois asked how the Board felt about some sort of holiday walk, with luminariums and hot chocolate, in December. Although this is outside the Board's area of responsibility, all agreed it was a nice idea if any residents wanted to put it together.

The meeting was adjourned at 7:46.

*Connie Langlois, Bob Langlois, David Summer, Beth O'Brien