

**CPCA Minutes**  
**May 23, 2017**

The meeting was called to order by Maurice Welsh at 6:02pm. All members were in attendance.

Motion was made by Jim Thorpe and seconded by Denny Dufour to accept minutes from the April Meeting.

**ARB Report – presented by John Munding**

Lots under construction: 177, 163, 191, 193, 17. Lot 191 has no landscape plan, so the ARB will send out a letter to inform them.

Plans submitted for Lot 50.

Site plan submitted for Lot 208.

Newly purchased Lot 55. The owner requested to keep a work trailer on the property. The Board denied this request because it does not comply with the PC&R. A welcome packet will be sent to the new owner.

**Financial – presented by Jim Thorpe**

Late payments came in.

Expenses for the YTD are under budget

Golf Tournament Report

Net profit \$7,217.63

Proceeds were distributed as follows:

Historic Carter House - \$5,775.00

Springfield Fire Department - \$1,445.00

**Old Business**

Numbers on driveway – pictures will be taken and posted in newsletter

Bids for pergola's around pool – Denny is waiting to hear back from the contractor. Maurice received bid for \$6,241. Decision will be tabled until next month's meeting.

Bids for pressure washing guard house - \$90 from Joe's Lawn Care. A motion was made by Jim Thorpe to use Joe's Lawn Care and seconded by Andy Turcotte. All in favor.

Golf balls hit from the backyard – a complaint was made by a homeowner of golfers hitting their ball from the owners' property. A discussion resulted and the consensus is that while this is frustrating for the homeowner, the Board can't control what people do.

Insurance liability for the pool – changed insurance company to Stiel Insurance Service.

**Pool Report**

Violation of rules – several complaints from homeowners regarding improper use of the pool and lack of respect for others using the pool has resulted in the following motion, "At the discretion of the pool monitor in charge, he/she has the authority to ban anyone for violation of rules for any length of time from one day to the entire season." Motion was made by Jim Thorpe. Seconded by Andy Turcotte. All in favor.

A motion was also made by Kevin Grace to designate one day a week designated for people 18 years and older. Seconded by Jim Thorpe. All in favor.

Request was made to purchase three tables, twelve chairs, three umbrellas and two garbage cans. Money was already allocated in budget. Approval was made, but not to exceed \$2,000.00.

#### **Comments/Proposals from Board**

A motion was made by Jim Thorpe to send a letter to Gerry McKigney (23847 Monarch Point) stating the following "As per previous agreement with the Board and neighbors to solve the drainage problem, we are requesting you pay \$200 upon receipt of this letter." Seconded by Denny Dufour. All in favor.

A motion was made by Maurice Welsh to terminate the contract with Community Management. Seconded by Denny Dufour. All in favor.

Next meeting set for June 27<sup>th</sup>.

Adjourned at 7:35pm.