

CPCA Minutes
July 18, 2017

The meeting was called to order by Maurice Welsh at 6:07pm. All members were in attendance, with the exception of Jim Thorpe.

Motion was made by Andy Turcotte and seconded by Denny Dufour to accept minutes from the June Meeting.

ARB Report – presented by John Munding

Four Penn lots that have been approved by the ARB

- Lots 26, 245, 13A – construction incomplete
- Lot 247 – construction not started

Homes under construction by homeowner

- Lot 177 – exterior near complete
- Lot 163 – house construction complete, pool being built, no landscape plan
- Lot 191 – construction appears complete, no landscape plan submitted
- Lot 193 – construction near completion
- Lot 17 – pool complete, landscape and sod near if not complete

There are no plans submitted by homeowners that are under review.

Financial – deferred

Deferred to next month in the absence of Jim Thorpe

Old Business

Community Management transition – will be addressed at the next meeting when Jim returns.

Andy Turcotte has purchased some cameras to setup at various locations.

Speed bumps – John Munding presented various options and prices. He will also mark the road where he thinks they may best be placed. More discussion will take place at the next meeting.

Real Estate signs – need to send formal letters to Realtors. Address next meeting.

Pool Report

Leo Graves resigning as pool maintenance person. Although no timeline was given, Maurice suggested we look now and be open to taking bids.

Electrical problem – pool had to be shut down Sunday due to system not functioning. Motion made by Denny Dufour to find an electrician to identify the problem and fix if reasonable. Seconded by Andy Turcotte. All in favor.

Vandalism – has been suspected around the pool facility. Maurice Welsh urged everyone to be vigilant.

Waste management – still have not delivered trash can because they can't find the 911 address.

Need gate repair – main entrance gate does not close properly. Kevin Grace will look at it and get it fixed.

Comments/Proposals from Board

None

Membership/Open Floor

None

Next meeting set for August 22nd @ 6pm.

Adjourned at 6:47pm.