

# The Pines at Long Neck

## Homeowners Association

### Membership Meeting Minutes

October 8, 2016

Steve Davish, President  
Michelle Gallagher, Vice-President  
Carol Feeley, Treasurer  
Janet Zary, Secretary  
Recorded by: Janet Zary, Secretary

**IN-ATTENDANCE:** 6WP, 7WP, 10WP, 12WP, 14WP, 15WP, 16WP, 18WP, 20WP, 25WP, 32WP, 41WP, 61WP, 66WP, 68WP, 81BC, 82BC, 84BC, 87BC, 108WP, 121WP, 123WP, 124WP, 128WP, 147WP, 149WP, 154WP, 157WP, 159WP, 162WP, 163WP, 165WP, 165WP, 166WP, 180WP, 181WP, 182WP, 200LNC, 209LNC, 210LNC, 212LNC, 214LNC, 226LNC, 227LNC, 230LNC, 233LNC, 235LNC, 238LNC

The meeting was called to order at 10:00 am by Steve Davish.

The Pledge of Allegiance was said and John Duplaga did the invocation.

A quorum of 45 properties was counted.

The minutes from the June 21, 2016 membership meeting were approved.

Carol Feeley presented the detailed Treasurer's reports from January 1 to June 30, 2016 and January 1 to September 30, 2016. Both reports were approved.

Steve Davish presented the proposal to change the section of the Covenants on rentals.

The proposed changes would be: rentals for no less than one year and no section 8 housing, or no rentals allowed. The procedure for a Covenant change would be followed and a ballot would be mailed to all homeowners. Property owner questioned the nature of the problems and what we are doing to address the issue.

Michelle explained the nature of the problems, which are numerous police calls and disruption to the neighborhood. Homeowners adjoining the properties confirmed the problems with damage to their properties and much fighting and profane language from the children who are often unsupervised. The eviction process started by the previous owner is on hold because 164WP has been turned over to the bank and a legal suit is in process.

Carol Feeley suggested that we can continue to allow rentals with HOA application approval and a credit report. Our lawyer will be consulted for the wording change.

After discussion a motion was put on the floor to proceed with the change to the Covenant with no rentals allowed. The motion was seconded and the property owners voted "yes" unanimously to the motion.

Steve Davish presented a proposal for constructing a cover for the mailboxes. The idea came up several years ago and the estimate was \$7,000 for the cover. A suggestion was made that instead of the cover we use that money to pay for the lawyer for the Covenant change. All property owners agreed and the mailbox cover was tabled.

The number of vehicles on the property of 59 White Pine was brought up. Many homeowners feel that it makes the neighborhood appear unsightly. Because of the vagueness of the Covenant concerning parking on a hard surface and no rule on the amount of vehicles allowed, the homeowner feels that he is following the Covenant. The board will send out a letter to the homeowner as this is the first step required for a resolution. This problem prompted a discussion about how neighbors should first try to talk to about their concerns and not be antagonistic toward each other. Steve reminded everyone that we have an agreement about derogatory notes on the bulletin board and all notices must be signed and dated. The homeowners agreed that this practice starts feuds and makes for bad feelings in the community.

A suggestion was brought up that entire Covenant be rewritten. This would avoid some of the gray areas of the Covenant that we are currently dealing with. The board will look into the feasibility of this.

A discussion was had on the feral cats and certain homes with odorous trash piled up outside. The homeowners were reminded that they can call the Board of Health for food related trash.

Several homeowners reminded the board that the lights at the front sign are still not working properly. The board will remedy the problem.

A block party will be held sometime in 2017. A committee was formed and will report back to the board.

We will hold two membership meeting a year.

Claire Cavanaugh agreed to assume the position of member at large.

The homeowners thanked the board and a motion was put out and seconded to adjourn the meeting.

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Meeting was adjourned at 11:15am