

## **Agenda and Minutes MSCC #644 Wednesday, June 26<sup>th</sup>, 2019**

**Hazel Lanes  
Board of Directors' Meeting  
10:00 am  
Huntington Properties Offices**

**In attendance: Sharon White (SW), Jim Wagner (JW), David Girvan (DG), Lynne Finn (LF), Phil Nagle (PN) and Guest Frank Keaney  
Regrets: Angie Difrussia**

### **Agenda**

- 1. Approve Minutes of April 12<sup>th</sup>, 2019  
Moved to approved SW; seconded by DG, Passed**
- 2. Election of President  
For a one year period, David Girvan will stand as President. Congratulations, and thank you to David for doing an exceptional job. Moved to approved JW, seconded LF, Passed.**
- 3. Appointment of Treasurer and Secretary  
Jim Wagner and Lynne Finn to continue in their current roles as Treasurer and Secretary, respectively. Moved to Approve SW, seconded JW. Passed**
- 4. Banking Resolution to authorize the President and Secretary to have signing authority for the Corporation  
Moved to approve JW, seconded SW, passed.**
- 5. Landscape issues and budget review: Frank Kearney  
  
(2 attachments sent separately by email)**

**Frank spoke with regard to need for a long term plan for landscaping. Current budget is not allowing for the ongoing care of our "park like" area. There are 13 dying trees in the**

**complex; not sure the root cause of the issue, but ongoing investigation is occurring through the season. Regardless, the trees will need to be removed, replaced and each one has a significant cost attached to its care; approx. \$1500/tree to remove and replace. The current budget of \$30k, is used mostly (73% of it) for ongoing issues; but these larger projects can not be covered in the remaining budget. The recommendation is to replace them but we will need a plan to do so over time. Approved to reassess in August with consultation with Davies Trees; perhaps take down the worst of the trees and review budget. Consider adding Landscaping/Drainage to Reserve Fund in order to plan for these longer term items. This will likely mean an increase to Condo Fees.**

**6. Review Spring Walk Around and Work to be Completed:**

**Phil Nagle spoke to the following:**

**(Thank you Sharon for the notes)**

- **Paver issues were approved and will be resolved.**
- **Painters are completing the railings in the complex**
- **Gates will be prepped and painted again**
- **TLC has been asked to address and quote on drainage issues between several units that have been raised as concern**
- **The wall around the pool has some mortar issues and we will seek a quote to repair, and review other walls in the complex**
- **Curb and pavement filling will be addressed**
- **Reserve Fund analyst inspection and report will be available in the Fall 2019**

**7. Old Business**

**Eaves troughs on the east side condos near oak trees were inspected by TLC in the spring. Some were full of leaves due to the fact that the oak trees often shed their leaves later in the fall season, after TLC has done their cleaning. It was agreed that doing two eaves trough cleaning was too expensive. Noted: Owners can arrange for additional cleaning or add trough guards at their own cost.**

**8. New Business**

**None of note**

**9. Future meeting dates and adjournment**

**Not documented; likely in late fall with the Reserve Fund report**

**Respectfully submitted, LF**