

**Minutes of the meeting of the Board of Directors
Hideaway Village Condominium Association, Inc.
Saturday - February 21, 2009**

Roll Call: The Meeting called to order at 9:20 a.m. Debra Wilson, Greg MacAvoy, Christine Greene, Sean Sylva, Angelo Moskovis. Fred Nordahl, and Pat Pratt-MacLeod were also present.

Motion: by to approve agenda of 02/21/09
2nd by Greg MacAvoy
Vote-Unanimous
Motion carries

Motion: by Sean Sylva to approve minutes of 01/21/09 as amended.
2nd Angelo Moskovis
Vote-Unanimous
Motion carries

PRESIDENT'S REPORT: Debbie Wilson

- . Security of Unit Owners' and Employees' Personal Information - a written plan as required by the State of Massachusetts is being drafted by Chris Greene
- . Reserve Study Bids - reviewed bids from three companies with extension discussion about pros/cons..

Advanced Reserve Solutions, Inc	\$3,200.00
RMX Northeast, Inc	\$4,500.00 + add'l meeting chgs
ON-SITE Insight	\$5,500.00

Motion: by Sean Sylva to contract with **Advanced Reserve Solutions, Inc** to perform reserve study as per quote of \$3,200.00
2nd Angelo Moskovis
Vote-Unanimous
Motion carries

*Note: Board will invite Patricia Cobb, CPA and Michael Callahan, RS to next board meeting

- . Facebook page established on February 10th in response to a request by a Unit Owner
- . CAI Membership packets arrived.. Board is looking forward to the many opportunities for growth offered through their website, magazines, and seminars

TREASURER'S REPORT: Chris Greene

Account Balances as of **01.31.09**

Unrestricted funds: Sovereign Operating - \$18,964.42
Sovereign Savings Account (Int rate 1.5%)- \$3,421.47
TD Banknorth MMA (Int rate 2.5%)- \$94,116.48
Petty Cash - \$114.44

Restricted Funds: EBSB - MMA(LTA) - \$105,995.16
Sovereign CD (LTA) - \$71,535.66
Mayflower CD (LTA) - \$83,749.47

Motion: by Sean Sylva to move \$27,009.00 budgeted LTA funds from Operating Account to Restricted LTA Account @ East Boston Savings Bank.

2nd Greg Mac Avoy

Vote-Unanimous

Motion carries

Motion: by Sean Sylva to accept Treasurers Report.

2nd Greg Mac Avoy

Vote-Unanimous

Motion carries

COMMITTEE REPORTS:

Legal:

- . Angelo Moskovis will check with Atty Marzelli about easements with regards to pathways and walkways intersecting or adjoining unit owners' exclusive use land

Maintenance Notes:

- . GM will identify any/all safety issues with respect to stairs, walkways, pathways, etc on common and exclusive use areas
- . GM will look into using Calcium Chloride Coating on roads for better snow removal
- . Several high water alarms during month – problem with floats (repaired)
- . Reviewed monthly maintenance report and schedule

NEW BUSINESS:

- . **Sewer Fees:** Board discussed increased sewer fees (\$698/yr) by the Town of Bourne and the current billing structure – Hideaway currently has a 16% delinquency rate overall; however there has been discussion about billing the village as one-bill instead of 271 separate invoices to the individual unit owners. Board was asked by the Sewer Commissioners to put this issue on the ballot for a vote at the Annual Meeting; therefore, unit owners will all have the opportunity to voice their opinion – one bill to the Association (much better for the Town since they will get paid immediately) or individual bills to the unit owners. While the Board realizes that some unit owners pay more with individual bills (based on minimums and actual usage), the hardship to the entire village with a \$200, 000+ sewer usage line item would **double** the budget for 2010 as well as all future budgets. The Board is against the single bill for this reason...but will welcome more discussion on both sides at the Annual Meeting

Next Board Meeting: March 28, 2009 @ 9 a.m.