

**Minutes of the Annual Meeting of all Unit Owners of  
Hideaway Village Condominium Association, Inc  
July 7, 2007**

**Roll Call:** The meeting called to order at 9:40am Present: Board of Directors, General Manager, Administrative Assistant, Attorney Marzelli along with 91 unit owners plus 76 via proxy for a total of 167 unit owners represented.

Proof of Notice: Mailing/Receipt of Annual Meeting Package

Meeting opened by Attorney Marzelli with introduction as moderator providing “rules” for meeting. He asked for a motion to accept rules for meeting.

**Motion:** by M. Kolz, (31E) to adopt rules as set forth by Attorney Marzelli  
2<sup>nd</sup> by Cook (unit 4G)  
Vote by voice  
Motion carries

**Motion:** by Dave Wilson (14A), to waive reading of minutes of the July 1, 2006 meeting  
2<sup>nd</sup> by C Trahan (29E)  
Voice Vote  
Motion Carries

**Motion:** by T Armstrong (18F) to amend 2006 minutes to include the motion made by him at the time which was omitted. The motion was made, 2<sup>nd</sup> and accepted by assembly ... “The Association will provide an opportunity for each announced candidate for the BOD of HVCA, to submit a biography and purpose. The biography and purpose shall be mailed to all unit owners by the Association at least two (2) weeks prior to the annual meeting.”  
2<sup>nd</sup> by M Kolz (31E)  
Voice Vote  
Motion Carries

**President’s Report - Debra Wilson**

- Welcomed all the unit owners and noted how pleased she was to see so many people present at this year’s meeting.
- Introduced the entire Board of Directors and thanked them for all their efforts – in addition, she noted that the village was very fortunate to have seven different people bringing their ideas to the table noting that the village is very well represented.
- Informed the membership that Mr. Crabtree had emailed her after 6pm last night that he would not be at the meeting.

## Secretary's Report - Bruce White

- All minutes of Board Meetings recorded primarily through the use of “motions and votes”.
- Minutes available to unit owners once they have been approved at the following board meeting whereupon they are then posted to the HVCA website and are available in the office.

## Treasurer's Report – Debra Wilson

- Reported that for the second year in a row the village was able to keep the budget at \$199,750 - the second year common charges had been reduced by over \$7,000 from the 2005 budget.
- LTA balances had increased by over \$40,000
- Delinquencies were down
- Interest Income for 12.31.06 was \$11,000 compared to \$6,000 for 12.31.05.
- Association had switched to Quickbooks for more user-friendly statements for billing in addition to ease of use for both the office, the unit owners and the board of directors.
  - As of January 1, 2007 the board will be using Quickbooks for all their accounting needs. Funds are now in three different banks in order to keep the funds properly insured.

R Wertz 64D – Question: regarding financial statements.

F Mello (5B) – Question: regarding the issue of independent contractors and the \$1500 that was paid.

T Downey (9B) – Question: regarding the tax return. Has it been filed? Answer: Yes, as of 6/30/07 after an extension was filed.

Question: regarding the availability of financial statements. Answer: They have not yet been provided by the Accountant.

C Greene (30H) – Question: Why isn't Accountant Crabtree in attendance? Answer: We received an email from him that he was unable to attend.

**Motion:** by C Greene (30H) to have independent accountant review the books for the past 2 years.

2<sup>nd</sup> by C Trahan (29E)

Voice vote

Motion does not carry

**Motion:** by P Centauro (46B) to have Accountant Crabtree write an explanation of the discrepancy in reporting and for the answer to be posted on the web.

2<sup>nd</sup> by M Kolz (31E)

Voice vote

Motion carries

### Insurance Report - Mary Andrews / Chair

- We have renewed our policies with same carrier, Scottsdale Ins.
- Have been very satisfied with Murray & MacDonald. They have been very quick and cooperative in answering any questions we have asked them.
- Costs have stayed the same. We should expect no more than a 5% increase for next year, which is standard.

### Office Report - Mary Andrews / Chair

- We have made lots of changes
- Switched to Quickbooks, for easier reports and billing
- Changed internet supplier to Comcast due to all the problems with Verizon
- Hired Amanda for small tasks in the office such as filing, etc. She works about 10 hour's a month, or so.
- We did have a computer crash which has been resolved.
- Leased a new workgroup printer which has been invaluable. Makes many tasks Easier, and more cost efficient.
- Worked on improving postal problems. Unit #s must be on all correspondence Or mail will not be delivered. Also, if there are problems, please write to the Regional Post Master, since we did not get much satisfaction from the Local Post Master.

T Downey (9B) - Questions: regarding handling of the old copier, and it's present status. (Attorney Marzelli asked to read, and review the "old copier" lease, his findings and legal opinion, to be posted on the WEB.)

### Legal Report - Neal Carriker / Chair

- Thank you for the trust you have placed on me.
- We have had a very good year for timely compliance with dues and fines < 6.3%.
- We feel it is important to have a good working relationship with our professional vendors and to be able to appropriately put these accounts out to bid for the best of Hideaway.
- You deserve an orderly Association where your neighbors or tenants are not disruptive, so we trust you will support the rental by law.
- Thanks for the opportunity to serve

## Maintenance Report – General Manager / Fred Nordahl

Review summary of project and work over course of past year

Some of the general maintenance work and major projects that have been done are:

- I continued developing the scheduling data base for maintenance projects
- Several common stairways have been repaired
- Additional street lighting has been installed in the Hollow and Windy Hill Road
- I have installed concrete pavers on several common pathways. I will be installing pavers on the top of the seawall connecting the stairways at the ends of the wall.
- An additional hand rail will be installed in the Hollow by Unit 27D
- I have completed the installation of the new house number signs and signs at the entrance to several pathways leading to hidden units bringing us into compliance with town ordinances
- I met with the Bourne Police regarding neighborhood watch issues. Please be aware of strangers. The Police will be patrolling the village in marked and unmarked cars
- The emergency generators are operating well – several minor repairs
- The sewer system in general has been functioning well. We were experiencing pump jams in the Hollow. We had 29 high water alarms in April/May/June – none in the last three weeks – don't flush inappropriate items into the sewer – items that generally degrade over time will be picked up immediately by the pumps possibly resulting in a burned out motor.
- The front entrances have been spruced up with several different varieties of plants

Some additional work:

- In the fall we will be installing a more permanent means of stabilizing the sand berm at the end of Nautical Way. This will be a fiber blanket material planted with grasses and anchored with stone.
- Walkways, pathways and stairways will be repaired or upgraded as needed
- Split rail fencing will be replaced as needed

Thank you, Paul Hardy, for helping out!!!

If you see something that you feel needs special attention, please let me know. I will include it in the spread sheet, and let you know when it is scheduled.

Again I would like to thank the Board for their support throughout the year and look forward to working with them this year.

## New Business

- By Law Amendment #3 - Discussion and questions: relative to the proposed By-Law change which challenges the requirement to obtain unit owner approval to change the attorney or accountant.

Board states that its hands are tied relative to putting the accounting services out to bid. Unit owners state the need for continuity in services.

- By Law Amendment #1 which is relative to “Tennant Eviction.”  
Discussion: both for and against this issue

Board position is that it is another tool or method available to provide the board legal authority to assist a unit owner with a tenant issue or assist neighbors with a tenant issue when the unit owner is not taking action. Discussion and questions: both for and against.

**Pay As You Throw (PAYT) - Sean Sylva / Committee Chair - Board Member, Sean Sylva,** discussed the relatively new issue of the town now assessing the village “dumping fees”. Prior agreements with the Town of Bourne exempted us from this expense. New leadership in the town revisited the issue, and decided to treat us the same as the other condominiums, and gated communities, thereby making us financially responsible for our own trash fees.

This decision by the town, will add approximately \$12,000 to our annual operating costs. In order to defer this additional cost, the idea of the (PAYT) program was presented to the Board this winter, by David Wilson, who took the time to research the program in some neighboring communities. This option is where unit owners pay “by the bag” for the service of having trash picked up curbside.

- This option was unofficially put to the unit owners in attendance and was very well received by a show of hands.

**Call for Vote - Attorney Marzelli** calls for the vote on the election of Board of Directors and a vote on the By-Law amendments.

**Motion:** by Dave Wilson (14A), to adjourn meeting at 11:45 a.m.

2<sup>nd</sup> by S Moskovis, (42D)

Motion Carries

## Election of Board of Directors - Results

### Two-Year Candidate's (2)

**Sean Sylva - 99**

**Chris Greene - 88**

Richard Wertz – 84

Mary Woodruff – 64

Bill Downey – 6

### One-Year Candidate's (3)

**Bruce White - 110**

**Neal Carriker – 108**

**Angelo Moskovis – 100**

William Reed – 68

John Botelho – 66

Bill Downey – 60

## By-Law Amendments - Results

(As submitted by Board of Directors)

**#1 - Amend Article V thereof a new Section 16 - Restriction on Rental of Units**

Yes - 75 (Approves By-Law)      No - 85 (Disapproves By-Law)

Motion does not carry as it did not reach the 70% favorable requirement (45.18%)

**#2 - Amend Article II, Section 17 - Solicitation of Bids - raising the amount from \$1000 to \$2500 on competitive bid requirements.**

Yes – 123 (Approves By-Law)      No - 47 (Disapproves By-Law)

Motions carries as it obtained the required (70%) approval. (74.1%)

**#3 - Delete Article II, Section 16 (r) regarding notification to remove Association Attorney and Accountant**

Yes – 78 (Approves By-Law)      No - 93 (Disapproves By-Law)

Motion does not carry (46.98%)

(As submitted by M Woodruff (Unit 12C))

**#1 - Adoption of new By-Law regarding the members of the BOD not being present, or voting, on any matters regarding their immediate family members**

Yes – 107 (Approves the By-Law)      No – 61 (Disapproves the By-Law)

Motion does not carry (64.45%)

**#2 - Adding to Article II, Section 3 - Special Meetings - Addition that Special Meetings are to be held no later than 60 days after receipt of a signed petition**

Yes – 105 (Approves the By-Law)      No – 60 (Disapproves the By-Law)

Motion does not carry (63.25%)

As submitted by Bruce White, Secretary