

**Minutes of the meeting of the Board of Directors
Hideaway Village Condominium Association, Inc.
Saturday - March 28, 2009**

Roll Call: The meeting was called to order at 9:05. Bruce White, Christine Greene, Greg McAvoy, Sean Sylva, Angelo Moskovis, Mary Andrews. Fred Nordahl and Pat Pratt-MacLeod were also present.

Guest Michael Callahan from Advanced Reserve Solutions was present to discuss Reserve Study details. He informed the Board of all procedures, approximate timelines, inspections and data he would require. All of the Boards questions were satisfactorily answered and the reserve study will proceed. Michael departed at 9:40.

Motion: by Sean Sylva to approve agenda of 3/28/09.

2nd by Angelo Moskovis

Vote unanimous

Motion carries

Motion: by Sean Sylva to approve minutes of 2/21/09

2nd by Angelo Moskovis

Vote - 4 ayes, 2 abstain

Motion carries

Presidents Report: Bruce White

Discussion of sales of foreclosed units - postponed to legal

Sewer Commission Meeting: Some Board members will attend the meeting on Tues. 3/31/09 @ 6 pm. A notice to be placed on the website and bulletin board in hopes that unit owners will attend.

Facebook page has 40 fans so far. Notice should go in the newsletter so more people know about it.

CAI membership - Mary Andrews recently took advantage of a 2 ½ day class on Property Management at her own expense. She discussed new ideas and policies and encouraged all Board members to take advantage of any further seminars offered by CAI as they are worthwhile

Treasurer's Report: Chris Greene

Account Balances as of 2/28/09

Unrestricted funds:

Sovereign Operating Account - \$37,065.15

Sovereign Savings Account - \$28,274.38

TD Banknorth MMA - \$63,636.95

Restricted funds:

EBSB - MMA - (LTA) \$105,995.16

Sovereign CD (LTA) - \$71,535.66

Mayflower CD (LTA) - \$84,130.52

Committee Reports:

Legal: Angelo Moskovis

- A response from Atty. Marzelli about 6D procedures regarding foreclosed properties. Banks are not willing to wait, if there is a qualified buyer, so he would like to have the 6D in his file as early as possible and he will check for last minute charges before he turns it over.

Motion: Sean Sylva - to adopt Atty Marzellis' suggestion to pre-sign a 6D to be held in Escrow, to facilitate sale of foreclosed, or physically distressed units in arrears when a financially able buyer appears.

2nd Greg McAvoy

Vote - Unanimous

Vote carries

- Response from Atty Marzelli regarding Boards' question about easements and pathways crossing unit owners exclusive use land.

His reply: "As for existing pathways, especially those that pre-date the creation of the condominium, those are governed by Article VII(2) of the Master Deed and such paths would take precedence over a unit owner's right to exclusive use of his/her area as shown on the condominium plan."

In light of this response the Board will create a policy resolution regarding the pathway in question and the changes that have been made.

Office:

Request for vacation, by Pat Pratt-MacLeod, for week of April 13-17, approved and to be posted.

10:45 Unit owner request. Board moves to Executive Session.

11:00 Back to regular meeting.

Motion: Sean Sylva to rescind partial fines due to payment of condo fees in full per letter sent Feb. 11, 2009.

2nd Greg McAvoy

Vote - Unanimous

Motion carries

Motion: Sean Sylva

Board will formally make a policy resolution which states our collection policies and practices and not rescind any fees or fines already sent to Attorney for collections.

2nd Chris Green

Vote - Unanimous

Motion carries.

Insurance: Mary Andrews

No report

Maintenance: Fred Nordahl

Look over tracking sheet.

Beach Stairs to be a priority

Sea wall to get bales, and stakes. Sand will be replenished

Check paths for trip hazards and finish 8E pathway.

Check into some new playground equipment costs

Street sweeping week of 4/20

Drains 4/22-25

Unfinished Business:

Word from Bob Jeffries, about Hideaway History. Board has no further input to give.

New Business:

Website updates

Spring newsletter updates

Next Meeting April 24, 2009 6:30 pm

Motion to adjourn 12:00 noon.