

CORNERSTONE PARK COTTAGE

HOMES

BOARD MEETING JANUARY

27. 2011.

MINUTES

The January meeting of the Cornerstone Park Cottage Homes (CPCH) Board was called to order

at 6:30pm, 01/27/2011. In attendance were Steve Hughes, Kathleen Dohahue, Carl Rabb and

Jennifer Burch PPM. Inc. Also in attendance was Ellen Corliss, Chair of the Landscaping committee

Open Forum.

- No homeowners present.

Landscape Committee - Ellen Corliss.

- After the first letter sent out to the home owners, little response other than certain home owners who had problems and no volunteers to join this committee as requested. Another letter to be sent out with updates and requests for volunteers for both the committee and to be responsible to take care of "de-icing" the mail box areas. (See under new business Ice Melt at Mailboxes).

Approval of Minutes.

- The minutes for the July 22, 2010 were not approved at this time, there was not a quorum present.
- The minutes for the 2010 Annual Meeting (Review Only) were not approved at this time as there was not a quorum present. They will be approved at the next meeting.

Approval of Financial Statement.

- The financial statements for December 31, 2010 were not approved at this time as there was not a quorum present. They will be approved at the next meeting.

Old Business.

- None.

New Business.

- Board Positions. President - Carl Rabb, Vice President - Davina Byrd, Secretary - Steve Hughes, Treasurer - Kathleen Donahue, At-Large - Claire Hollingsworth.
- Group Shutter and Door Painting - Devina Bryd. Due to the fact the Devina was unable to attend this meeting, this was tabled till the next meeting.
- Ice Melt at Mailboxes/Volunteers Needed. - Steve Hughes. Due to this winter's amount of ice and snow, Steve brought to the Board the need to have the areas at each mailbox location free of ice and snow. Volunteers will be needed from the homeowners for this project, one from each area, (see previous item, under Landscape Committee). Steve Hughes and Devina Bryd have already volunteered to take care of their areas, this means we still need four more to care for the other areas. The Board approved to pay for the necessary "ice-melt" product and supply this to homeowners who volunteered, who would be responsible to have these areas clear of ice. PPM. Inc., will purchase the product to be used for this project and Jennifer will get it distributed to the homeowners. This project was deemed necessary for the safety of all homeowners.
- FYI: Inclement Weather Liability Legal Opinion. A copy document was given to all members of the Board to read regarding this Homeowners Association responsibilities.
- Proposals for Power Washing. Two Companies submitted proposals for this due to the Board seeing a need for the possibility to get a better price for the homeowners under a "group" price. Carrington Contracting and Painting by Bryan - Carl Raab, are the two companies, the Board decided after discussion to table this till the next meeting.

Meetings.

- Meetings of the Board will be on the fourth Thursday of January, April, July, and October at 6.30pm. The next meeting will be on April 21, 2011.

Meeting adjourned: 7:15pm.

Submitted by: Steve Hughes, Secretary.