

Green Circle Service Corporation
6th Board Meeting
Sept 7/2007
6:30 PM Gazebo

Present: Rose Augustine-Treasurer
Trina Grantham-Secretary
Mark Lee
Jerome Landfield
Joan Landfield

Also present -17 residents

This was a special meeting called by Jerome Landfield.

Joan Landfield called the meeting to order and Trina read Laura Crowley's resignation from the board effective August 31st.

The minutes of the last meeting were approved.

The legitimacy of this board and meeting was called into question as an election was in progress and the board's term was up. It was pointed out that according to the by-laws a board remains in office until a new board is elected. The results of the election will be announced on Sept 11, 2007.

As had been requested in a previous meeting, a cost /benefit analysis prepared by Jon Lambert and Matt Neuberg was presented with figures relating to the various options for repairing Taormina and Arundale Roads. This was a difficult task as the analysis was to show costs over years based on certain assumptions in the mathematical formula. Some of figures in the spread sheet were as it turned out incorrect and gave a flawed result. The figures were amended and explained. The figures in question related to number of years before resurfacing of the proposed road and the actual costs. Jerome, having done all the research and obtaining the bids was able to quickly sort out the figures and clarify them for everyone. Once this was done, it became pretty clear to all that the chipseal/ REAS combination including repairs pre-resurfacing was the most cost effective in the long run but quite expensive in the short run. \$77,000 in fact, but it would not have to be resurfaced for at least 10-12 years if not more considering the traffic volume on our roads. GCSC has on hand \$86,000. If we spent \$77,000 there would be only \$9,000 left for reserves. It was felt that that might be too little. With the revised figures though we saw that we would need to have

\$34,000 approximately in reserves to resurface in the 10 year minimum. With doing a partial job as noted in the motion we would leave approximately \$18,000 in reserve. As a result the motion noted below and voted upon which involved doing only a partial job on Arundale was discussed, proposed, and passed. Read further to understand how this came about.

John Crowley presented a letter from Laura in summary form expressing concerns about the need for a cadillac instead of a honda style road, that we would be using up a lot of our reserves, whether the community would accept raising fees to replenish the reserves, some personal views on whether the road needs repair at all etc. If anyone would like to see the full text of the letter a copy is available from the secretary of GCSC.

Jerome responded to the letter indicating all the pros of the REAS approach, noting that the contractors are running out of patience with us and that the current bid terminates on Sept 10th. And further discussion followed as to whether indeed there was a rush to do the road. As this question has been strung out over many years and costs do go up every year the mood of the meeting shifted to finding a way to make this repair happen.

One proposal was to keep the Arundale gate closed, not locked, thus making Arundale Road accessible, but not necessitating resurfacing Arundale at this time. It could have a sign indicating that use of the road is at your own risk and that GCSC is not liable since this road does have some serious undermining from rodents. There were some pleas to get on with getting both roads done, some were uncomfortable with depletion of reserves, some were concerned about liability, many were concerned about making a competent assessment of what we would need to do about fees, and there were questions as to whether the residents on Arundale and Krotona would contribute in any way to help with expenses. Mark agreed to approach Krotona as they wish to use Arundale as an emergency exit.

Mark made motion that we do the chipseal/REAS surfacing on Taormina Lane only and leave Arundale Road and the question of what to do about the gate to the new board. With some discussion this motion was amended so the resurfacing with chipseal/REAS including repairs would be extended beyond the gate onto Arundale Road approximately 400 feet to include the major potholes in this area leaving the balance of Arundale Road and the question of what to do about the gate to the incoming board.

This then satisfied the concerns about the reserves.

In the meantime, Joan Landfield offered to speak to the Rosens, the owner of the two houses on Arundale about various scenarios that they might find beneficial for them to help with repair of the remainder of the road. But it was made very clear that if anything is to be done about the remainder of Arundale at a cost to GCSC, it would have to come before the board for approval.

A vote was taken on the above motion and it was approved unanimously by the board.

With the road repair decided and the issue of the gate tabled until the new board holds a community meeting, we moved on to the issue of the "current election irregularities." The nomination/election committee read a statement concerning chain of events that led to the issuing of a second ballot and some events that followed that. Matt Neuberg was able to produce a date and paper trail showing that he did meet the deadline for submitting his ballot statement. As a result, the board voted to accept the election as it stands. It was noted that in the future the committee should require nominations and statements as hard copies, so they do not get lost in cyberspace. The statement mentioned above is available on request.

It was also agreed that to clarify many ambiguous parts of the by-laws, that a committee ought to be formed to study the by-laws and propose some amendments.

Joan Landfield was elected acting president of GCSC until the new board takes office and chooses a president.

Discussion of speed bumps, signs etc was tabled until a future meeting with the incoming board.

There was a short discussion of fees. Everyone agreed that prices for everything are increasing and that our current \$25 fee has been around for well over 7 years. No one should be surprised with a fee hike and it was suggested that in order to avoid sticker shock fees might be increased in steps over several years, such as \$5 for each year over a 3 year period, thus bringing the fees up to \$40 per month in third year. This way we could recoup our reserves and cover the increasing prices for trash removal, insurance, etc. After all, we need to be prepared in possibly 10/12 years to reseal the road. It will be up to the incoming board to propose a fee

hike to the community in a meeting, and then put it up for a ballot vote as per the settlement agreement and the by-laws. There was also an idea of asking homeowners to pay their fees in larger amounts up front so GCSC could invest the money in CDs and further its savings.

The meeting adjourned at 8:45.

Respectfully submitted, Trina Grantham, Secretary

Joan Landfield, Acting President

Sept 8, 2007

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GCSC Election Results 9/11/07

TALLY:

Trina Grantham	26
Linda Lambert	26
Jerome Landfield	20
Joan Landfield	22
Anne Shrage	25
Matt Newburg	17
Bylaw Change For	21
Bylaw Change Against	5
Total Ballots counted	28

It should be noted that the bylaw change didn't pass although the "yes" votes were greater than the "no" votes. According to the GCSC bylaws, a 75% vote of homeowners is necessary to make a change. That would mean 52.5 votes.