

**Candlewood Echoes Association
Association Meeting Minutes
Sunday Oct 16, 2005**

Meeting called to order by Kathryn Gerety at: 1:25 pm

- Minutes from 6/12/05 were read and approved
- Security monies for new homeowners was not addressed – next meeting
- Beach and clean-up and Boat docks were not addressed – next meeting (special meeting will be called in March to prepare for beginning of season)

Homeowners in attendance:

Pat Raffaele
Kathryn Gerety
Jayne Morell
Gabe Carino
Laura Cataldo
Sue Logan
Wayne Mercer
Patty Mercer
Rea Staropoli
Jim Staropoli
Pat Conlon
Phil Conlon
Joan O'Brian
Arne Johnson
Deb Johnson
Rob Gallaer

Absentee Votes:

Arlene Minella
Kevin and Janis Lindquist
John Kruger

Officers Reports

1. Gabe went over treasurer's report since June 05.
 - a. Current cash on hand after snow plowing: 4716.39
 - b. Still need 17 homeowners to pay common charges ASAP
2. Jayne Morell and Pat Raffaele discussed paving and road repair estimates
 - a. Estimate for road repair plus guard rail was 4300.00.
 - b. Community agreed to wait on the guard rails – possibly talk to Kevin in the future (spring)
 - c. Need for paving road questioned. Suggestion made for maintaining and repairing road as long as possible. Suggestions to do drainage first in phases and maintenance every year to avoid paving – all were in favor
 - d. Fix drain on top of the hill on right side by swale
 - e. Agreement on collecting 120.00 now for road repair

- f. All were in favor of: Repairing road (using Ed Gerrity), Fixing the catch basin at the top of the road, and by the swale.
- g. All were in favor of paying 120.00 ASAP towards the road repair work to get it done before the first frost. Bill will be sent ASAP
- h. No road fund was put into effect for road paving. Readdress paving in spring if repair work doesn't alleviate the need for paving.

Reports of Special Committees

- 1. Sue Logan looked into insurance quotes for road and beach.
 - a. Glover agency : \$1900.00ish
 - b. Other quotes received by Jayne Morell also the same
 - c. We currently have Collins and Morrow for \$1951.00
 - d. All were in favor of keeping same policy

Order of Business

- 1. Excess common charges cannot be placed into a money market or CD due to tax purposes.
- 2. 9 of the 10 proposed changes to the by-laws were accepted (please see attached revised by-laws)

All were in favor of:

- a. All homeowners must pay common charges – we eliminated the “eligible for membership”-- Removed the option to be a member and made it “all homeowners pay common charges. All felt that the “eligible for membership” phrase implies that newcomers have a choice. Could cause problems in the future.
 - b. Due date for common charges has been changed to Jan. 1 of each year. Next common charges bill will be sent out in December and Due Jan. 1 2006 (there is some leniency in the first year).
 - c. Meetings: Exec board meets 4x a year; all homeowners will meet 2x. Once in the first week of May and October of each year.
 - d. Committees will be assigned if needed – reworded
 - e. Dock Maintenance: Docks must be taken care of by the start of the season each year (see revised by-laws for detailed list)
 - f. No unsightly and unregistered vehicles may be permitted on properties unless garaged and/or appropriately hidden.
 - g. General maintenance around property. Shrubs and bushes should be keep short to not impede view (see revised by-laws for detailed list)
 - h. Phone books should be picked up w/in thirty days of delivery or be thrown out by homeowners.
- 3. Executive Board expenditures
 - a. Motion that was carried on 6/28/87 stating that expenditures of 250.00 made by committee chairmen do not have to be voted on were added to by-laws (was never put in previously).
 - b. All were in agreement to raise the amount to 500.00 due to inflation.

4. Website: Encouraged all to use website and sign up for a community email address.

New Business

1. More changes to the by-laws that were suggested:
 - a. Rea moved to make 3 additional changes to the by-laws that were left over from the 60's. These were reworded and voted on during the meeting.
 - i. Every wording that pertains to a "member" or "membership" is changed to "Homeowner" or "owner"
 1. Article I: section 3- Lot owners – are not to be assoc members until they build a home. They may attend meetings but can not vote- one time fee of \$60.00 is charged. Change to No monthly common charges
 2. Article III: Section 3: elective officers- changed to remove weekend members
 3. Article II: section 5- change to "new homeowner" not "member"
 - b. Jim Staropoli suggested revising Article VII: Section 6: From "road committee" to road advisor. This person will "walk" and monitor the roads and report to the executive board on issues that need addressing or repair work that needs to be done. Proposed change will be drafted and sent out
 - c. Jim also said the same should be done for the beach...have a beach advisor to walk beach area periodically and report back to executive board on a regular basis to assess work that needs to be done. Proposed change will be drafted and sent out.
 - d. All were in favor of the idea of road and beach advisors
 - e. Road and Beach advisor will be appointed in spring after voting changes into effect.
2. A few have questioned why we are considered an "Association" and why we can't just be a "community". Pat Raffaele will be looking into the answer for next meeting.

Meeting Adjourned at 2:37pm

HAVE A GREAT FALL AND WINTER!! SEE YOU ALL IN THE SPRING!