



**THE DOWNS GRANT**  
*Homeowners Association*

**Board meeting minutes from March 12, 2009  
7 p.m. Board Room South Central Regional Library**

*In Attendance: Ben Allison, Paul Gelsleichter, Gary Lewis, Don Pirko, Rob Rohlman, and Mike Wurm. Ray Dinello joined us after the meeting started.*

1. Meeting was called to order at 7:35.
2. Minutes were presented and reviewed for the annual meeting, the December 4<sup>th</sup> meeting and the January 8<sup>th</sup> meeting. All were approved unanimously.
3. Treasurer Rob Rohlman distributed copies of the monthly financial report. Questions were raised and discussion followed. A motion was made and seconded to accept the financials as presented. It passed. Rob gave Paul a copy of the insurance billing and policy in force. Paul noticed there was still mention of a storage building which was removed years ago. Paul offered to contact the insurance to get a clarification of the policy and coverage.
4. President Ben Allison presented the results of the Neighborhood Survey. Homeowners who participated rated the front entrance, swing set, and basketball court in order of importance.
5. Don Pirko brought a proposal for a V – Shaped sign to be placed at the entrance. It could be seen from both approaches and would be more economical. Don circulated pictures and there was a great deal of discussion. A motion was made and seconded that the homeowners who volunteered for the front entrance committee meet and make a recommendation to be reviewed by the board at the April 2, 2009 Board meeting. It was suggested that Grounds Chairman Mike Wurm be on this committee. This motion was seconded and passed.
6. April 25<sup>th</sup> will be the clean-up day. Ben will post a sign at the entrance.
7. Mike Wurm and Ben Allison met with Dave Hagler a lawn maintenance person. Our cost would be \$275 - \$400 per cut depending on what areas were cut. Both were impressed with Dave and Ben works with his wife. After some discussion a motion was made that Dave start in mid April and that we not notify our current contractor until Dave starts.

8. The majority of board members did not want their personal email addresses on the website do to the possibility of spam. Ray Dinello in charge of communications said he would review the website and suggest and make changes. Paul Gelsleichter told the board about neighbor Kelvin Houghton who works for Microsoft's offer to build us a state of the art website with survey and blogging capabilities. It would be easy to maintain and Microsoft may offer to host it for us for free. Ray Dinello was asked to contact Kelvin to explore the offer.
9. Gary Lewis brought up the Silt Pond project and apparent lack of activity on the part of the contractor, Gary will contact him.
10. Rental Properties and how to handle them was addressed by board President Ben Allison. A lengthy discussion followed about flagrant violators who have trailers, park on the street, and maintain unsightly yards. Don Pirko volunteered to draft a letter for board approval to be sent to homeowners advising that the board would take action against these violations. Rob Rohlman pointed that we must design a consistent action plan and run this by the Board attorney before we do anything.
11. The meeting was adjourned at 8:25.

Respectfully submitted,  
Paul Gelsleichter, Secretary