

## Minutes of November 2005 Waterbury Board Meeting

The meeting was called to order at 6:00 PM on November 3, 2005. All Board members were present. The minutes of the October meeting were read, discussed and approved. President Graber indicated that aggressive contributions to the Replacement Reserve fund in October had doubled the balance of the fund. He also stated that property taxes of \$3,700.00 were due in November.

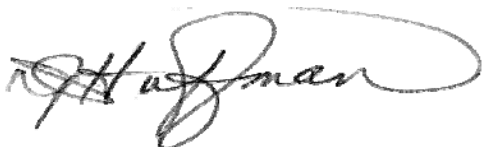
A discussion about clubhouse usage revealed past Boards had granted free private use of the clubhouse to Board members. Graber cited sections of the Declaration specifically prohibiting compensation to Board members in this way. Graber indicated that this free use by Board members while Homeowners were charged for their use of the same facility was clearly prohibited and past Boards were never entitled to this "perk". The current Board voted unanimously to adhere to the Declaration and disallow this compensation.

The completion of re-roofing of Building 6 was discussed, along with the building inspection report for same. The total cost of the project was \$19,026.00 plus \$200.00 for the detailed inspection. No assessment or use of the credit line was necessary for the project.

The Snow Removal contract proposal by Hale Lawn Care was discussed and approved in principal. The contract provides better rates than past contractors, and rates that do not increase on weekends or holidays.

Changing the set day of Board meetings was discussed, but no change was made at the meeting. Homeowner Mark Wills was appointed to fill the open position on the Board by unanimous vote. October finances were reviewed and the need to revise the rules for clubhouse usage was set for discussion at the next meeting. The meeting adjourned at 7:45 PM.

Submitted By:

A handwritten signature in black ink, appearing to read "Doris Huffman", with a large, sweeping flourish at the end.

Doris Jean Huffman, Vice President and Secretary