

**Arbor Creek Homeowners Association
Board of Directors Meeting
March 5, 2018**

MEMBERS PRESENT	Kim Stephens	Mike Earnest
	Matt Trask	Dina O'Sullivan
	Chris Sloncen	Anthony Gattuso
	Mark McSweeney	Robbie Infantino
ABSENT	Jack Bils	

CALL TO ORDER

The meeting opened at 7:00 p.m. by Kim Stephens, President.

VICE PRESIDENT REPORT – Jack Bils (Absent)

No report.

SECRETARY REPORT – Kim Stephens

Minutes were submitted for February 5th meeting. It was motioned to approve the February 5th minutes with no corrections. The motion passed with 7 "Yes" votes.

We discussed how long the ACHA should keep our files. A suggestion was for tax purposes; we should keep them for 7 years. We should keep all other documents for litigation purposes 3 years.

Bank signature cards will be signed by Kim Stephens our new President by April 2018.

TREASURER REPORT - Mark McSweeney

Mark reviewed the balance sheet, profit & loss and check detail reports. A final reminder to pay our annual dues will be sent to the homeowners who have not paid.

Our cash balance as of March 5th was \$125498.

COMMUNICATION REPORT – Matt Trask

Nothing new to report.

Matt will send an e-blasts regarding the following: Spring Cleaning Committee volunteers needed, Board announcement, general homeowner cleanup and brush pick up.

2018 GOALS/ACTIVITIES/COMMITTEE CHAIRS – Kim Stephens

Volunteer Positions: We discussed our volunteer positions. Mike will contact our Architecture volunteers after he reaches out to Stephanie McSweeney who is our lead for this committee. Mike will reach out to Jack once he gets back in town too. Robbie will reach out to our Social Committee volunteers. We need to start coordinating our 4th of July Parade and possibly having a subdivision picnic. Trena is leading our garage sales again this year. Thank you to her for all of her efforts and commitment.

By-Law review: Mark will have our attorney review our By-Laws first for his input regarding any changes needed.

North & Main Ponds: Maintenance on the North Pond is needed this year. Kim will follow up with Dale (since he led this effort last year) regarding our next steps.

Main Pond: This is our last year for dredging.

Street repairs/Campton Township plans: Kim spoke to Scott from Campton Township regarding repaving our streets. Campton will do a street evaluation in our neighborhood. They are only committed to fixing our front street entrance at this time. Going forward, Campton will not salt our streets. They will use liquid Anti-icing instead of salt.

Here is a quick summary of Anti-Icing:

The use of liquid Anti-Icing is just another tool in our Winter Operations. Anti-Icing and Deicing are both practices that address the problem of snow and ice buildup on pavement. An important note: all solid deicers (salt) must turn into a brine solution in order to melt snow/ice. There are no chemical differences between a solid deicer (salt) and the same deicer in liquid form (salt brine). The difference is in time of application, the application process, and the results.

Anti-icing is intended to disrupt the bond that forms between ice particles and the pavement surface; this allows more response time to snow events and reduces the amount

of salt otherwise required after the event to break the ice-road bond. Applying anti-icing liquids is sort of like spraying cooking oil to your frying pan, preventing your egg from sticking to the frying pan. In that same principal, preventing snow/ice from bonding to the pavement. Pre-wetting is the process of spraying granular salt with liquid ice melting chemicals before spreading the salt on the roadway. Pre-wetting the salt helps it cling to the road instead of bouncing off or being swept off by traffic. To be effective as a deicing agent, salt requires moisture. Pre-wetting provides the necessary moisture to dissolve the salt, releasing heat, and thereby melting the ice and snow, as well as breaking the ice-road bond.

MISCILANEOUS ISSUES/OLD BUSINESS – Kim Stephens

Signage status: J.W. Printing will give us a quote before our next meeting. Anthony to follow up.

Phone Directory: Any updates to our directory send changes to Mark McSweeney.

Wyngate Road Scope: A goal for this year is to have Wyngate Road scoped by Bruce Aderman.

Motioned for meeting adjournment: Mark motioned to adjourn the meeting at 7:45 p.m. Mike seconded the motion.