

**GREENWICH CHASE HOMEOWNERS ASSOCIATION
ANNUAL MEETING/TRUSTEE ELECTION**

Meeting Minutes
October 16, 2006

Tanya Segal called the meeting to order at 7:45 p.m. – Greenwich School Cafeteria

BOARD PRESENT

	-	President
Angelo Faillace	-	V.P.
Ray Gray	-	Trustee
Rich Williamson	-	Treasurer

OTHERS PRESENT *Victoria Mastrodomenico - Integra Management Corp.*

MINUTES The minutes of the June 12, 2006 meeting were reviewed.
Motion, second and approved by Board.

NEW/OLD BUSINESS

2007 Budget: The 2007 Budget and costs were discussed with the membership present indicating that costs have tracked consistently. With the possibility of an increase in cost in the Landscaping Contract there is still room in the budget to absorb that in favor of higher quality of service without an increase in annual fee. The final Approved Budget will be mailed out to all owners in advance of the December bill.

ELECTION

There are three Trustee terms expiring at this time, Tanya Segal, Ray Gray and Carol Stanhope. Carol Stanhope has chosen not to seek another term, but Ray Gray and Tanya Segal did submit for new terms.

Proof of Notice: Call for nomination letter went out September 13, 2006 and the Second notice, proxies and profiles went out on September 30, 2006.

No Quorum: A 20% quorum of owners represented in person or by proxy is required to conduct the election, but only 62 units returned their ballots and 10 were represented in person. 20% requires 114 units. A quorum was not reached and the election was adjourned.

OPEN SESSION

The Board of Trustees announced the Halloween Event at the “Haunted Gazebo” for Sunday October 29.

Owners present brought up the following: Need for more trees in open space along walking path near Monroe.
Stricter rules to force people to care for their properties better.
Landscape needs to mow up to property line in open space areas
Pick up fence pieces along Greenwich street
Fireplace inspections are imperative to remind owners of.
Sinkhole on Gary still being pursued by Township
Some dead plants near Gazebo and at Entrance signs
Thanks to Sue Cowell for her effort to see if there is interest in the idea of a community pool. There apparently was none. Thanks as well for her efforts on the Landscape Committee A Homeowner on Adams Drive mentioned that there still continues to be a problem with litter from the storm sewers accumulating in the outflow pipe behind his home after a rainstorm. People are still disposing of pet waste in that manner.

MEETING ADJOURNED – 8:22PM

NEXT MEETING: TBA

Respectfully Submitted by, **Victoria Mastrodomenico**