



GREENWICH CHASE HOMEOWNERS ASSOCIATION

Meeting Minutes

April 2, 2007

Tanya Segal called the meeting to order at 7:35 p.m. – Greenwich School Cafeteria

BOARD PRESENT

	-	President
Angelo Faillace	-	V.P.
Carol Stanhope	-	Secretary
Ray Gray	-	Trustee

BOARD MEMBERS ABSENT: Rich Williamson - Treasurer

OTHERS PRESENT *Victoria Mastrodomenico - Integra Management Corp.*

MINUTES The minutes of the October 16, 2006 meeting were reviewed.
Motion, second and approved by Board.

NEW/OLD BUSINESS

Tanya Segal presented the Audited financial statement for 2006 and stated that the Association ended the year with a cumulative surplus (carried forward from prior years). This cumulative surplus will be replenished to the Working Capital account in the amount of 28,130.00 to be used as is determined by the parameters of the fund.

Motion second and carried unanimously to allocate surplus to Working Capital.

Motion, second and carried unanimously to accept the Audited financial statement for 2006.

A homeowner suggested that the audit be posted on the website. The Board will consider which sections to release that would be appropriate public posting.

The Board made a motion to approve Management Contract Renewal with Integra Management Corp. for one year. It was seconded and approved unanimously.

Duke's Landscaping – Will be starting the Spring Cleanup and fertilizer applications very shortly. Please report any problems/issues directly to Integra Management.

Website update: Ray Gray spoke about the expanded information available on the website about meetings, bulletins and community events, such as the upcoming June 2 Community Picnic.

June 2, 2007 – Community Picnic – Need volunteers for the committee!!!!

Tot Lot Tables: There was a request from a trio of owners for the installation of picnic tables at the Tot Lots. The Board agreed it was a good idea and will look into the pricing for the purchase and installation of commercial grade picnic tables at all three lots.

OPEN SESSION

There was a complaint about the signs along the rear property fences on Dumont and the Association will send out violation letters to all those owners.

The small area behind Meghan Circle has opened up again. It will be addressed with the Spring cleanup.

mentioned that people should get more than one opinion regarding fireplace work based on some reports from homeowners doing unnecessary repairs because they didn't know better than to get another opinion. Although the association can't name the company, there have been complaints that there are predatory contractors out there.

If you are having a problem with your fireplace, or any other component in your home, many manufacturers' warranties may still be in effect.

MEETING ADJOURNED - Respectfully Submitted by Victoria Mastrodomenico

NEXT MEETING: June 2007