

Champlain Homeowners Association Annual Meeting
April 4, 2005

Attending: Sam Adams, John Allgood, Mike D'Andrea, Joannene Hudak, Shireen Ambush (Abaris)

Meeting called to order 7:15 P.M.

MINUTES FROM MARCH 7, 2005 MEETING

Minutes from the March 7, 2005 board meeting are approved unanimously, with the change that John Allgood was present at the meeting.

LAWN RANGER PROPOSAL

Board reviewed and unanimously approved a proposal by Lawn Ranger to address the erosion problem behind 2954 McGee Way with topsoil, seed, penn-mulch and curlex for a cost of \$125.

ARCHITECTURAL GUIDELINES

The Board reviewed the revised Architectural Guidelines.

Homeowners that attended the meeting with their copies of the proposed Guidelines commented that they were in favor of railings on decks being painted white, but only white or natural wood finish. Abaris will send out a copy to all property owners.

Homeowners were also in favor of privacy fences using side-by-side boards (not alternating) OR the board-on-board (alternating) style.

Abaris will ask the Architectural Committee to review all properties in the near future to ensure compliance of the guidelines and any maintenance issues.

Homeowner suggested a letter should be sent another homeowner on O'Hara Place who has a window air conditioner. Abaris obtained address and will send.

There was a discussion with homeowners about federal laws and Champlain Guidelines regarding antennas and satellite dishes.

There was a discussion about doors, window, and lighting changes. If homeowner is replacing with "like quality and kind", so that the appearance of the townhome remains exactly as it was, no approval is required. This will include changes to shed doors, too.

Board recommended incorporating these two changes, and approved the Guidelines with the changes. Abaris will make the changes and send out copies to all property owners.

Bob Moser volunteered to join the Architectural Committee or Security Committee.

EROSION PROBLEMS

Last summer/fall, Champlain began to address problems of erosion and drainage behind 2916-2918 McGee Way. The Board did not implement any resolutions because winter was setting in. The Board reviewed again the proposals that Abaris had solicited last year and discussed the pros and cons. The Board authorized Abaris to go with the proposal from A&W Landscapes Inc. which will come to approximately \$4,050. Abaris said the work usually begins in 60-90 days from when the contract is signed.

The Board requested Abaris solicit bids for handling the drainage problems where the rear of townhomes on O'Hara Circle & McGee Way face each other. There is a line of pine trees in this area and concerns that landscaping covering their roots may be eroding. We need to investigate again if the pine trees are in danger of falling.

PUBLIC LIGHTING

Homeowners who attended the meeting brought up concerns with the public lighting, and its unreliability. Lights behind McGee Way & the field, and between the back of O'Hara Court & McGee Way addresses were specifically mentioned.

The Board explained that we are fixing as problems come up. To re-wire the entire community is beyond our financial capability. Shireen contacted the electric company this very evening to come look at lights that were out now, while it's dark.

NEWSLETTER SUGGESTION

Homeowners suggested next newsletter AGAIN caution drivers to watch for children playing, now that the weather is getting nice. Ask parents to supervise children; teach them to respect the property of others (and common property); tell them not to climb the trees.

BOARD MEMBERS / TERMS

Sam Adams' last meeting as Board Member will be May 2, 2005. The Board will look for a replacement to serve out Sam's term.

John Allgood notified the Board that he will be able to serve only until November or December 2005, when he and his family expect to move out of Environ. The Board will "cross that bridge" when we get closer to it.

Possible suggestions for replacements could be Maureen Hood or Bob Moser.

The Board will have a "farewell" dinner for Sam after the May 2nd meeting.

Meeting adjourned for closed hearing on a specific homeowner issue.

NEXT MEETING

Next meeting is May 2, 2005. Meeting adjourned 8:45 PM.