

Champlain Homeowners Association Annual Meeting
February 7, 2005

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

Meeting called to order 7:15 P.M.

HOMEOWNER CONCERNS

Board member, Mike D'Andrea arranged for a presentation by a vendor, Four Seasons Company, Inc. and Phil Zlotnick about window replacement. This company can replace windows with a style that meets the architectural guidelines of the Champlain community. In addition, Four Seasons handles roofing and vinyl siding. They are willing to provide group pricing. Shireen A. will provide the addresses in the Champlain community, so Mr. Zlotnick can send out a promotion piece. There was discussion about Abaris including a flyer with the next newsletter. The Board does not want the appearance of promoting or endorsing one vendor over another, as it could lead to problems down the road (either with other vendors, or putting Board in the middle of disputes between homeowner & vendor, etc.). Board did agree that Four Seasons' promotion piece could say that their window product meets community architectural guidelines.

WINDOW REPLACEMENT REQUEST

A homeowner who had been in contact with Four Seasons brought a request to replace her windows. Board approved the proposal. Abaris will send the homeowner a letter confirming approval.

MINUTES FROM DECEMBER 6, 2004 MEETING

Minutes from the December 6, 2004 board meeting are approved.

LAWN RANGER PROPOSAL

Board reviewed and approved a proposal by Lawn Ranger to do some landscape work around 18028 O'Hara Circle for \$325.

WAIVE LATE FEE, 2908 MCGEE WAY

Board approved a one-time exception, to waive one month's late fee at the request of the homeowner for 2908 McGee Way.

ARCHITECTURAL COMMITTEE

Maureen Hood could not attend this meeting, but she informed Abaris that she is working on the revision of Architectural Guidelines. She hopes to have something to Abaris, for the Board's review shortly.

NEXT MEETING

Next meeting is March 7, 2005. Meeting adjourned 8:15 PM.