

MINUTES OF THE ANNUAL MEETING
OF THE OLDE BRIDGE RUN HOMEOWNERS ASSOCIATION

FEBRUARY 15, 2017

The Meeting was called to order at 8 pm by president Chris Robinson. Proxies were accepted and a quorum was established as follows: Present – Levine, Ramsey, Robinson, Spofford, Mullin, Byrne, Cline, Foley, Sdankus, Sinicrope, Brownstein, Hernandez, Forges; Proxy – Korynta, Dernbach, Ruiz.

The president reported that the ponds and main lake have all been recently sprayed to control the growth of hydrilla and other aquatic weeds, and that the grass-eating carp should be delivered within the next two weeks for stocking the ponds and lake so as to reduce the need for chemicals in the future. The homeowners living on our waterways were also reminded to inform their landscapers to blow grass clippings away from waterways so as to avoid summer surface algae growth.

The president also reported that several homeowners have sought and obtained approval from the Board for architectural and other changes made on their lots this year. Tile for the Jacobs home has been on back order for some weeks but should be delivered soon according to the contractor. Four homes are on the market for sale in OBR, indicating a continuing influx of new neighbors this year.

Treasurer Howard Levine reported that our balance after anticipated expenses for 2017 is projected at \$9793, even with our reduced annual dues of \$100. Six homeowners have yet to pay dues for 2017 and the Treasurer will send reminder notices to them shortly. Voluntary contributions for our next Social Event are now at \$460. The Treasurer also maintains the OBR Homeowner Contact List which needs to be updated this year; he asked that any homeowner wishing to include email/phone details, for either general distribution, or limited distribution to the Board for OBR-related business, should inform him via a survey he will circulate later this year. Gary Cline also offered to look into a “facebook forum” for OBR so that general info could be shared on such a page.

The only Old Business was an expression of gratitude to Bernard and Cassie Forges for the wonderful Social Event they organized last September. Laura Spofford asked that any subsequent Social Event be held during cooler months like February, to which there was no objection.

For New Business: 1. Pat Sinicrope asked to improve lighting at the front entrance. The Board will undertake the project by first obtaining estimates for moving the receivers of solar lighting by

extending wiring to non-shaded areas of OBR, and investigate the installation of additional solar lighting for the wall at the front entrance as needed. If that lighting is eventually found to be inadequate, the Board will next investigate the possibility of direct 110 volt lighting for that location. 2. Bob Dernbach by letter addressed a concern about a small electric fire at the sprinkler timer box at his house caused by a faulty "Stab-Lok" electric service breaker panel, and suggested the Board communicate with homeowners to forewarn them of the danger associated with these panels. 3. Several homeowners expressed concern about non-resident fishing and non-resident dirt bikes circling OBR; those affected were advised to contact the police as needed in the future.

Upon nomination, Bernard Forges and Kristin Watson Brownstein became Board members. In addition new homeowner My Le Foley agreed to fill an additional vacancy should Tom Korynta accept replacement as has been his desire for some years now.

There being no further business, the meeting adjourned at 8:50 pm.