

MINUTES OF THE MEETING OF THE OLDE BRIDGE RUN BOARD OF DIRECTORS
MARCH 23, 2021

Upon sufficient email Notice to the Olde Bridge Run (OBR) homeowners, the Board of Directors met at 8 pm on March 23, 2021. Present were Board Members Brownstein, Cairns, Fredericks, Levine and Robinson, and homeowner Byrne.

After lengthy discussion on general compliance issues under OBR's Declaration of Covenants and Restrictions (Declaration), the Board asked the President to send a mass email to all homeowners asking them to take pride in ownership and comply with the Declaration's provisions. Specifically, homeowners are to be reminded of the need to obtain authorization from the Board before making architectural or major landscaping changes to their lots, to include all fencing, backyard sheds, pergolas, house paint color changes, roof tile/shingle changes, etc. If in doubt as to the need for prior authorization, homeowners are to contact any of the current Board Members.

Additionally, homeowners are to be reminded in the mass email of the Town's requirement that bulk trash not be placed on lots more than one week prior to pick-up or risk citations/fines from the Town; they are also to be reminded of the need to pressure clean roofs as needed to avoid roofs becoming unsightly eyesores prohibited by both the Declaration and Town Ordinances; and also reminded of the requirement to remove debris and trash from all lot areas to include old tires, roof tiles, lawn equipment and ladders not in immediate use, piles of dirt and mulch not being imminently applied to lots, etc.

After homeowners have had a reasonable opportunity to take actions consistent with the above reminders, follow-up action will be taken by one or more Board Members in conversations and /or correspondence in order to gain compliance in specific instances brought to the Board's attention.

After extensive discussion, the Board approved a budget expenditure of up to \$7500 for various improvement projects at the OBR front entrance. Specifically, these projects are (1) the purchase and erection of new signs; (2) landscape design and planting of new shrubs and other plantings; (3) landscape design and erection of wall and fence modifications; and (4) the purchase and erection of new solar lighting, all such projects directed towards beautifying OBR's main entrance. Board Members Brownstein and Robinson will undertake to obtain designs and estimates for item (1); Board Member Levine will do the same for items (2) and (3); and Board Member Fredericks will do the same for item (4).

There being no further business, the Board adjourned its Meeting at 9:30 pm.