

Longmeadow

Homeowners Association

Board Meeting Minutes

January 6, 2013

In attendance: Thomas Rutt, Bernadette Reiling, Jim Popham, David Wesley

Tom Rutt stated that we had balance of \$8,796.03 in the HOA checking account as of today.

Bernadette Reiling has scheduled a meeting with East Coast Property Management to discuss the logistics and cost of working with the HOA. She has already been in contact with BC Consulting regarding their services and associated fees. The Board was in full agreement with moving forward on selecting a management company to handle the HOA affairs.

Tom Rutt gave an update on the current status of non-paid properties for the 2012 assessment. There are currently 20 actionable properties to pursue and 1 property which is not actionable due to a pending court case involving ownership of the property. Bernadette indicated that she will be in contact with the HOA attorney, EJ Fornias, to proceed with collection via the JP Court.

Tom Rutt made a motion to amend the bylaws for Longmeadow HOA to "allow for the HOA to recover any fees associated with including, but not limited to, attorney's fees, court filing fees and any other reasonable associated costs when fees are not paid as required by Longmeadow property owners." Motion Seconded by Jim Popham. All present voted in favor of the motion.

Jim Popham will be sending out a letter to notify the community of the upcoming election and solicit nominees for Board membership. It was decided that we would have the Annual Meeting and Election on Feb. 12th at 7:00 PM at the Middletown High School. (Date was changed the next day to Feb. 11th at 7:00 PM)

Meeting adjourned.