

Woods of Wayne Homeowners' Association

Board Meeting Minutes 10/11/2010

I. Call to Order

Bob Reed called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting at 7:00 P.M. at the Wayne Village Hall.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes.

The following persons were present:

Bob Reed, Mark Soppi, Curt Aigner, Mario Conte, Jennifer Donatelli, Patti Orban, Jeff McCall, Roger Orban, Jay Beaton, Marianne Pope, Syed Hussain

The following person was absent :

Ted Matuszewski

Steve Joyaux

III. President's Report – Bob Reed – The main concern is the financial outlook at the end of the year expenses, past due assessments, and the ability to collect one these. Bob then asked Patty Orban to present the board the P& L sheet, balance sheet, and open invoice reports.

IV. Treasurer's Report - Patti Orban – Patti presented the “year-to-date” 2010 P & L and Balance Sheet. All areas of normal expenses are under 2010 budget. Patti will email the members list. Budget is well under control and therefore no such issues or concerns. According to Patti accounts receivables are in much better shape than before. Legal action will be taken to get overdue of association fee.

V. Committee Reports

- a. **Architectural Review** – Mario Conte . Construction on lot #36 and roof approval on lot# 76 and approval for a swimming pool.
- b. **Landscape-** Both Marianne and Mark will get bids on cleaning inlets to the culverts and putting boulders on the sides in order to prevent grass from growing. Both cleaning and replacement of culverts will take place after getting competitive quotes from the vendors. Marianne will update the board members regarding project estimates.
- c. **Roads** – Mark Sopi- The roads crack sealing is scheduled for end of this month. Mark contacted engineers to fill the cracks on the road and they will be sealed as necessary. Mark will email quotes and updates about this project. The snow removal contract was discussed and revised but still waiting for a better contract and quote,
- d. **Ponds** – Jennifer Donatelli- Cleaning of ponds will be conducted.

VI: New Business: Mario Conte-Speed signs and night parking signs are scheduled to be installed. Style, costs, installation, are all Village approved.

VIII: ADJOURNMENT: Bob Reed closed the meeting at 9:00pm.

Minutes submitted by: Syed Hussain