

Alden Meadows Association Board of Directors Meeting November 14, 2019

Present: Rich Hannan, Steve Dell, Kim Sfreddo and Sue Acord

President Rich Hannan called the meeting to order at 7:00 pm.

- The 9.05.19 board of director's meeting minutes were reviewed. Steve moved, Kim seconded to approve the minutes as presented. Motion passed.
- We have discussed and agreed to put the board meeting and the annual meeting minutes on the Alden Meadows website. Steve will contact Joe Gaylord (COLI) regarding the procedure for doing this. Rich will research other web management possibilities.
- Removal of the dead Lombardi Poplar tree on or near the lot line of lot #34 was discussed. It was brought up at the annual meeting by a property owner. The board agreed that there is no need for it to come down at this time. Tabled for future discussion.
- Steve noted that he informed Manville and Schell that we will no longer be using their services for tax preparation.
- Steve asked to be replaced by another board member to serve on the architectural control committee. Rich contacted Scott Aston who did agree to be the board member who serves on the ACC.
- Rich will contact Herb and Sue Riley (owners of lot #21) to discuss the potential sale and subsequent withdrawal of the offer on their lot.
- The board approved a redesign for the pages on our website referring to the architectural control committee. The redesign reflects the amendments to Article VI of our bylaws that were approved at our annual meeting.
- The procedure for filing the revised by-law (Section VI – architectural control) was discussed. Note: this will be amendment #7 to the by-laws. Steve noted that we may have to take it to an attorney for correct wording. Rich agreed to go to the Antrim County register of deeds to find out what is needed to file an amendment to our by-laws.
- Steve has prepared a one page hand out to be given to prospective property buyers. It explains the procedure and what needs to be provided to the ACC for approval. It can be printed from our website. All agreed that it clearly spells out the process for prospective buyers.
- Rich read a communication he received from Kevin Lesperance regarding the sale of Alden Meadows properties. At the annual meeting Kevin suggested we consider selecting one real estate agent to represent Alden Meadows sales in an effort to reduce the signage and more effectively sell properties. The board agreed to discuss this at our first board meeting following the annual meeting. Kevin's recent communication was inquiring as to the progress on this matter. The board agreed that, while one realtor could be helpful to some sellers, individual property owners have the right to select the realtor of their choice. The board does not have a problem with property owners pursuing the use of one realtor on their own as long as they make it clear that it is an independent effort and they are not representing the board. Rich will inform Kevin that he could pursue this independently of the board. It was also noted that Kevin is representing his father and is not a property owner himself, he might want to look into getting power of attorney from his dad.
- There was discussion regarding the use of the term "condominium" and how "site based condominium" differs from a traditional condominium. Perhaps, we want to define "site based condominium" in our by-laws. This was tabled for future discussion.
- Election of officers was held. Steve motioned that we keep our same slate of officers. Rich 2nd the motion. Motion passed.

President – Rich Hannan

Vice-President – Scott Aston

Secretary – Sue Acord

Treasurer – Steve Dell

Member-at-large – Kim Sfreddo

Meeting was adjourned at 9:00

Respectfully Submitted,

Sue Acord

Secretary Alden Meadows Condominium Association

11.14.2019boardmeeting