

**NEWBERRY STATION HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JUNE 14, 2017**

**I. Roll Call and Certification of Proxies**

**Board Members in Attendance:** Brandon Farlander, Michael Miller, John Saulsbery, David Simcic, and Thomas Little.

**Sentry Management Representatives:** Michael Prutz, Community Manager.

**Quorum and Call to Order:** The meeting opened at 7:05 PM. Mr. Prutz, upon completion of the roll call and certification of proxies, announced a quorum (48 members by person or proxy as of the Call To Order; 55 by the end of the meeting).

**II. Proof of Notice of Meeting**

A mailing specifying time and place of the annual meeting was sent on May 12, 2017.

**III. Approval of Minutes of June 8, 2016 Annual Meeting**

Mr. Saulsbery moved to approve the minutes as written, Mr. Little seconded the motion, and the attendees approved the motion by unanimous consent.

**IV. Reports of Officers, Other Board Members, and Committee Chairs**

**President, Mr. Farlander**

Mr. Farlander and Mr. Prutz provided updates on inspections, both past and planned. He also announced that the Association has retained a new law firm, MercerTrigiani.

Mr. Farlander also summarized work over the past several years to improve the clubhouse and pool area, including new skimmers, new outdoor furniture, new pumps for both pools, and mold removal/repainting of the clubhouse and locker room interiors.

**Vice President, Mr. Little.**

Mr. Little summarized Association policies on parking, traffic, and trash.

**Secretary, Mr. Miller**

Mr. Miller presented a Reserve funds update and a written report from the Association Engineer, Greg Budnik, providing updates on preparation of specifications and related County permits to replace the Retaining Wall behind Stationhouse Court, and also of specifications for asphalt and concrete repairs to sidewalks, trails, and streets.

### **Member At Large, Mr. Saulsbery**

Mr. Saulsbery announced that the annual pool party will be held on June 23 and the annual neighborhood cleanup will be on June 25. He said that the snow cleanup had gone well; but that neighbors should refrain from dumping snow into streets after the plows had cleared the streets.

### **Chair Landscaping Committee; Mr. Sweigart**

Mr. Sweigart is the contact person for Professional Grounds, Inc., the landscaping contractor; and works to make certain that they are doing their job; on such matters as edging both sides of the sidewalk; keeping the culverts clean; keeping the pathways clear of low hanging and/or dead limbs. He noted that he and Mr. Miller meet with Jon Zalewski each month to look opportunities to improve the look of the grounds; such as repairing bare spots and planting bushes.

### **V. Election of Three Directors**

The community re-elected Mr. Miller and Mr. Saulsbery; and elected Mark Dalton.

### **VI. Community Forum**

Several members voiced concerns about paint colors; the 1970s palettes being hard to replicate. Ms. Dalton, a member of the AECC, said that the Committee is open to case by case requests for color changes and is researching new color schemes.

### **VII. Adjourn**

Mr. Dalton moved to adjourn the meeting; seconded by Mr. Oktavec. Approved unanimously.