**Autumn Ridge at Toms River Condominium Association**

**Board Member/General Meeting**

**April 12, 2016 7:00pm**

Place: North Dover Elementary School

Board Members in attendance: Mark Tesoro, President (MT) – Sade Ige, Vice President (SI), Chris Larres, Secretary (CL)

Homes For All, Inc. – James Valle (JV), Glen McDonald (GM), Susan Racko (SR), Christine Hofmann (CH)

Sales & Closings (Townhouses) – JV - Townhomes are almost all sold out, this is your community and all should be a part of it

Financials –

 Accounting - Financials thru March 31, 2016 handed out

 Budgeting for the Association – Noted: 2016 snow plow overage; insurance costs are high for Condominium Associations and continue to rise – requested that anyone having insurance company suggestions to let Homes For All know. CLH will be re-bidding in the summer.

Web Site for all residents – Chris Larres to create face book page for the Association; cross link the web site and the face book page for the Association for all to access easily for either – Andrew (HFA) to assist; if residents wish to have something posted on the website the procedure is that it must go thru the Board and will be posted by Andrew (HFA)

Trash/Recycle transition from robo cans to dumpsters – GM: The transition has happened and the streetscape has greatly improved. Reminder that a majority vote was in favor for the dumpsters

Bulk trash reminder – GM: See bulk trash areas posted

Sign for entrance to the Development – Denied, appealed and denied by the township again; Resident stated the One Way sign fell down – GM to inspect – the sign is in fact up; Susan to erect small sign on Route 9 again; Resident requested street sign be put up on Route 9 – GM: Association can request a street sign from the State; JV will again look into putting a sign up when the Commercial property sign is erected

Additional landscaping & amenities that Homes For All has added to the condominium development – GM spoke about the additional landscaping Homes For All added to the development at our expense

Snow plowing – GM stated that due to the huge storm event the snow plow budget for the Association is over for the year, also stated that the snow plow company that is contracted did a great job but that if any resident has suggestions for alternative snow plowing companies they can be looked into for next year’s contracts

Rules & Regulations for all residents to observe (part of the Master Deed & Public Offering Statement – GM stated that all 49 units should be able to work together as a community, friends and neighbors

Open Forum:

Items brought up by various residents:

Not all residents are picking up after their dogs; JV reminded the tenants that there are public laws about picking up after you dogs and walking them on a leash; Andrew (HFA) posted additional pick up after your dog and leash your dog reminders on the Web Site; MT stated pet problems and all other mailings should be handed out to the community to save money, also that pets destroying property will be costly to the Association in the long run – ex: dead grass etc; Katie Zsamba suggested to put a “curb your dog law” into effect so that pets must be walked in the street – JV stated this may be difficult depending on the habit of the pet but it can be put in front of the Board and voted on

Raquel Glen wanted to know what the responsibilities are of the landscaper, do they pick up leafs in all areas? – GM - Yes, but we all can be vigilant in picking them up as the landscaper is not always there for that purpose. Should they have a bag on the back of the mower at all times? CH – landscapers use the bag at different times during the mowing season and not other times due to mulching needs; GM stated that the landscaper is coming in to replace dead trees in the development this Spring and that edging will be done; should residents mulch themselves? GM, no, HFA will have this done at some point in the future, most mulch is relatively new and doesn’t need supplementing

Parking issue – 1 Townhome has 5-7 cars taking up too many parking spaces – JV stated that the Association needs to tell them to park elsewhere, address them directly if this does not work the Board must talk to them; SI suggested vehicle tags and to get a list of all vehicles

Katie Zsamba stated that since the Townhomes are almost totally sold out can we vote in the final 2 Board Members – JV & GM, Yes – Andrew placed 2 voting positions on the Web Site, requesting the resident forward their resume and a brief statement as to what they can contribute to the position with the Association with a vote end date of April 30, 2016; 2 positions are: Treasurer (CL choose Secretary) and Member At Large

Resident was wondering if anyone was renting units – JV stated there is no renting units for an X amount of years, it is in the By Laws

Adjournment