

Harvest Valley Board
Meeting Minutes - June 17, 2010

Call to order: The meeting was called to order at 5:30 pm by Rick Newton. Those present: Richard Newton; Charles Haller; Jeannine Pelchat; Cathy Marion; Russ Jopson.

Secretary: Recent email communications to residents have proven effective. If you are on email and have not received recent communication from Cathy Marion, please contact her at cathylmarion@gmail.com with your email address so you can be included in future messages.

Treasurer: The budget is on target and no significant issues have arisen to date.

Management:

Shrub trimming is in process. Four Seasons, working with a master gardner, will determine the best trimming methods and timing for each type of shrub. Therefore, not all shrubs will be trimmed at the same time during the season. The goal is to provide a consistent, well maintained and more natural look throughout Harvest Valley. Owners are reminded that maintenance of all common area is the responsibility of the association.

The board discussed a home owner's request to trim shrubs around his unit. Due to current efforts to establish an effective approach to trimming, shrub maintenance by home owners will not be allowed. The board did agree, however, that shrubs in the garden area where plantings are allowed can be maintained by the owner. **Therefore, bushes in the front shrubbery beds, which are defined in length by the front porch, may be maintained by owners. Owners will be asked to sign a notice indicating their intent to do so. If interested, owners should contact Russ Jopson. Shrubs in the side beds, rear beds, or beds between two units will be maintained by Four Seasons.**

Two trees removed due to decay will be replaced by Four Seasons; one is on East Street and one is behind 10 Lukes Way.

A unit owner requested that the board take steps to correct the problem of water in his basement. This was a pre-existing condition at the time of purchase. The board is seeking a legal opinion on this matter.

Agenda for the annual meeting was developed. Notice of the meeting will be mailed to home owners on Tuesday, June 22nd and will include completed nomination forms from owners running for the two open board positions.

We are waiting for a response from the Easthampton Conservation Commission on our request to remove catch basin hoods that restrict water flow. As discussed at the open meeting in May, we hope that this will solve the street flooding issues in front of the mail station.

Dietz Construction is scheduled to do the clean-up of detention basins. Start date to be determined.

Russ Jopson had a conversation with David Lepine regarding the erosion problem in back of 27-35 Lazy D. Dave will address the problem by lining the trench with stone, allowing water to flow through the stone without eroding the ground.

The yard drain problem experienced in early spring next to #30 Lazy D, has not re-occurred and has not affected units in the area. This will be watched over the next few months to determine if corrective action is needed. The money originally targeted for that issue will be redirected to correct the drainage issues behind #12 Lazy D. A number of units in that area are affected.

The volunteer landscape group completed work on all but one utility box. Further work will be done once shrubs have been trimmed allowing the group to assess where other bushes should be placed. This will take place in early fall as summer weather is not conducive to transplanting bushes. The group will work to remove the mounds of soil and mulch from around the trees over the next few weeks.

It has been brought to the board's attention that house numbers on some units in the earlier phases of HV were placed directly under the front light fixture and are difficult to see. To ensure that emergency personnel are able to locate units, numbers placed too high will be lowered so they are clearly visible and consistent throughout the complex. The resulting small hole will be filled in with silicone. Affected unit owners will be notified in advance.

Motion to adjourn was made at 7:20 by Rick Newton and seconded by Cathy Marion. All approved.

Cathy Marion 6/18/10