

STRASBURG STATION

Minutes from August 11th, 2021 Meeting

The Strasburg Station Owner's Association met for their annual meeting on August, 11th, 2021, at the Town Hall. There were 29 people present, and 19 proxies on record. Rich Luety called the meeting to order, and led us in a short prayer.

He then asked for the minutes from the last meeting. Charlotte read the minutes and Rich asked for any corrections or additions. Rich had two, as he stated his wording as "dog poo", was actually "dog food", and that Rosalie Boland's name was listed as Rosalie Bowling. With those exceptions Raymond Moats made a motion that the minutes be accepted, and Ester Hensley seconded the motion.

He then asked for the Treasurer's Report. Charlotte gave a balance as of July 1st as \$12,086.91, with a net gain of \$450.18. She also listed total gains and expenditures for the year. C.J. Borden made a motion to accept the treasurer's report, and Raymond Moats seconded the motion.

Rich then asked for a report from the Architectural Committee. Burl Baker gave the report in the absence of Sue Mariotti. He said the committee had approved numerous items this past year ranging from lights to gutter guards. He said Sue also asked him to please remind everyone that anything on the outside of the property must have preapproval from the committee prior to installation.

Rich said he wanted to thank everyone who gave of their time to do so much for the association. All those who serve on the Architectural Committee, Sue Mariotti, Burl Baker, Liz Bancroft, Ed Mills, and Scott Tucker; Charlotte for her work all year, and a special thank you to Burl for not only serving on the Architectural Committee, but also with his help in removing more than one tree limb that had blown down in a storm, and helping to trim trees at the entrance. Also, a special thank you to Bill Foster for creating and serving as administrator of our Association website.

OLD BUSINESS

Rich said he and Burl had removed several bushes at the entrance to improve the site line on Capon Street, but couldn't remove all as some Margo had planted on her property. He and Burl had also cut up some limbs there and ones that broke off a tree damaged in a storm at the holding pond. He said they had to have a guy come in to take down the tree and he had all the wood cut up from it if someone needed some wood for their fire pit.

He asked Bill Foster, who set up and maintains our website, to again tell everyone how to check it out. Bill said to reach the website that is only available to Strasburg Station homeowners, you need to go to "strasburgstationHOA.com". He also gave the password to everyone, but Charlotte asked if that should be omitted in the minutes for privacy purposes. It was agreed that it would not be included in the minutes to protect the privacy of the site. If someone needs the password they can contact Bill, or Rich.

Rich said the bears are still coming around his house. They are a bit bigger now so everyone should stay on alert.

NEW BUSINESS

Rich said that Sue has complained about the bank next to the two Toothman owned properties as you come into the subdivision not being mowed. He said he called Toothman and found they use Beaune Brothers for the mowing of those properties. He offered to call them and talk to them about it, but they said they would take care of it. He thought it had been handled.

Mike Tennett brought up the fact that the speeding problem continues. Everyone agreed it is dangerous as there are often children in the neighborhood. Rich said he had checked on the lighted signs and they ran in excess of \$3000, which is more than we could afford. Raymond Moats said he knew no one liked them, but we might have to consider speed bumps. No one wanted those in the neighborhood. Several suggestions were discussed, but finally Mike Tennett suggested that we talk to the police and see if they could monitor the situation and possibly stop those that are speeding.

C.J. Borden wanted to thank Rich and Burl for all their work filling in the sink hole in her yard. This is the second time she's had a problem with a sink hole, and several others have also had problems. She suggested everyone take a close look at their property and watch for any problems as the situation can be dangerous. Rich said everyone should take care when checking their property since the one at C.J.'s was 4 feet deep.

Steve Witt said that he has noticed his driveway seems to be deteriorating and is considering repair or replacement. Rich said it would be up to the homeowner, not the HOA for that, but Steve said he had noticed that the regulations say the driveways would have to be replaced with concrete, asphalt or brick. Rich agreed that is what it says. Most of those at the meeting didn't seem aware that was in the regulations and didn't like the idea it would be anything but concrete. Steve said he had walked around and noticed his wasn't the only one that seemed to be deteriorating and wondered if others would consider repair or replacement to get a better price. Rich suggested that he talk to several concrete companies and get some prices, then go to those that are also having problems with their driveways to see if they would consider all doing those at the same time to get a better deal, but it would be up to the homeowners individually since it is private property.

Mike Tennett said someone on Ruth Court has a small motorhome parked in their driveway that has been there all summer, and he said he understands that isn't allowed. No names were given, but several others said they have noticed it as well, and didn't think it was allowed in the subdivision. Mike suggested a letter be sent to the homeowners, but Rich said he would talk to them first, and if that didn't resolve the issue, we could send a formal letter.

Rich said there were no homes for sale in the neighborhood right now, but he thought there were two that would be on the market soon, so if anyone knew of someone looking to contact him.

Rich said Joe Lingo, and Harry Propst had passed away. He also announced that he has a new neighbor, Ken Goodmiller, that has moved to 136 Maynard Lane.

Rich asked about a picnic this year, but no one seemed to be interested. It was decided there would be no picnic this year.

Rich said if there was no further business was there a motion the meeting be adjourned? Raymond Moats made a motion the meeting be adjourned, and Mike Tennett seconded the motion. The meeting was then adjourned.

Respectfully Submitted:

Charlotte Turnmeyer, Sec/Treas.