

Hakone Directors Meeting
January 31, 2013
Teleconference 3:00 PM

In attendance:

Florrie Paige, Director
Claire Franklin, Director
Joe Ingram, SNHA

2013 Budget and assessments

Assessments will be the same as 2012. The invoices will go out Feb 1, May 1, Aug 1, and Nov 1 with due dates of thirty days of March 4, May 31, August 31, and December 1 to pay. The collections policy will continue as was adopted in 2011.

Financial Reports

- Quarterly, Joe Ingram will provide the directors with reports showing amounts due and amounts paid by homeowners, the P&L, and Balance Sheet, and other details as needed. These will be distributed 15 days after the quarter ends.
- The final year end (2012) report will be sent to the directors no later than March 15, 2013.

Wireless Upgrade to Hakone - A message will be sent to SNMC saying that the invoice for the wireless upgrade will be paid when the regime directors are certain that the wireless is working properly, hopefully by the end of February.

Fence replacement project

Replacement of the fence is planned for early this spring as soon as the ground thaws. The cost per panel (6x6) of fencing was \$86 each this past summer with each post costing \$33.48 and the top caps \$7.54 for plain ones with additional cost for any upgrades such as solar lighting. Our resident expert, Jim Franklin, has estimated that to have a similar foot print, we would need 43 panels at \$86 each for a total of \$3,698 and 50 posts with caps at a minimum of \$41 each for a total of \$2050. We have talked with Armand about removing and disposing of the existing fence and installing the new one. We need to show him the plan and have him give us a quote for this work. The fencing quote was from F.E. Hart in Williston. They told Florrie that they would need about 2 weeks lead time to get the order in. We still need to decide if we would like some solar post caps and if so how many and what the cost would be and then get a current quote from them.

Garden care

Paul Luneau has been contacted again to have Lynne contact Claire about catching up and providing appropriate care and pruning to the garden. There is also a need to coordinate garden work with the fence replacement.

Respectfully submitted,

Florrie Paige