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Roll Call all Board members present 9-1 Tim Dacey, Paul Graft, Jeff Turner Lorna Andrade, Rebecca Norris Tina Seiler , Cindra Trish ,Lucinda Wittenberg= except Chris Mignenelli at the time of the roll. Call.

Executive Session: @ 5:45 Board members voted in President, Tim Dacey Motion by Tina, second by Cindy. All 8 present voted yes

Next Vice President, Motion by Rebecca, second by Jeff. All 8 present voted yes.

Motion to end Executive session, by Jeff T, and second by Tina, motion carried.@ 5:49p.m.

OPEN MEETING TO STOCKHOLDERS on hold in ZOOM @ 5:50p.m.

Board member Chris Mignenelli now present [all 9 Board Members in SESSION.6:00p.m.]

Appointment of Assistant Treasurer, Rebecca Norris, by President Tim Dacey approved.

MINUTES OF JULY 16, 2020; Motion to approve as presented, by Tina, second by Chris Mignenelli,

Special Board meeting called July28th,2020 Motion by Chris, second by Jeff, the motion carried.

SPECIAL ANNUAL MEETING Minutes as Presented with Poll votes on zoom Plus the >mail sent in votes ON ZOOM AUGUST 6,2020: motion by Tina, second by Jeff, Motion carried.

CONTRACT REPORTS BY MANAGER SALLI HART: See attachment on google docs for complete listing.

Vineyard Gardens: The, Irrigation- dept to report on, front entrance more mulch.

Breezy Pine with Treavor, PLOW and SANDING will get estimates for new contract suggested, by Tina Seiler Board member.

Quick Books use: Trial Run now. In use. Accessible and cost less also, may pay by checks and credit cards.

Unpaid accounts by Homeowners: #23, and 144 PAID up, Manager says: good news she has contacts for the LARGEST OUTSTANDING account due.

*Special Note one Homeowner by request has been given a special accommodation for yearly pays.

TREASURER REPORT: by Cindra Trish, MANY DOCUMENTS SHARED JULY AND AUGUST, Profit and Loss Summary, and Budget,

P and L for first Quarter shared. Ahead in our Collections of Dues.

We have on record a credit for Vineyard gardens \$800.00 and Note 5K was set aside for maintenance.

Operating account \$ 121K and Reserve account \$145K.

We have 70% e-mail addresses on file

49 face book members [our HO like this communication].

Road maintenance - ESTIMATES> LONG RANGE PLAN TBA

See o Google docs.>For Board members>to review monthly.

OLD BUSINESS: CARS PARKED ON FRONT LAWN: Letters were sent to: #61 Dodgers Hole Road, and 24 Sparrow Lane, a follow-up will be done.

SIGNS ON DODGERS HOLE ROAD: going up soon.

Now, note CLERK Lorna, took > notes from on >line ZOOM starting here on this subject matter @ 6 :20 p.m.

CLEAN UP ON SHREDDING OF YARD DEBRIS: appointments to BEING SCHEDULED ON google docs.

MAJOR CLEAN UP SCHEDULED FOR SPRING>.with Josh Nigro, et al. Note street signs with Bird special painting and replacements to be announced, note old painter deceased. Will need to send out for BID.

DOG GROOMING BUSINESS: Rebecca checked with town ordinance, ZONING office Reed Milne, office.

NOTE OUR Covenants clearly states NO COMMERCIAL BUSINESS should be conducted in DODGERS HOLE. ARTICLE # _____.

NEW BUSINESS: BIRD PAINTING missing on Mockingbird sign., homeowner would like replacement.

FIRE FIGHTING - Equipment: This was a request to donate funds by Manager Salli, from BOB WOODRUFF Friends of the Forest.

Salli our manager was asked by Lisa Morrison at Zoning BOARD ASKED IF OUR BY-LAWS ARE REGISTERED AT THE REGISTRY OF DEEDS [YES.]

Homeowner Ellen Langreth, asked about Fire Burns to take place?

JOIN HOA ASSOCIATION EDUCATION LEADERSHIP: \$119.00. Chris motioned and second by Tina Motion carried.

COVENANTS: VP Paul Graft and Salli Hart will write up NEW Protocols Policy regarding complaints,

Note clerk says this is BOARD Duties and special Task Force committee at least three members should be appointed then given to Salli once the appropriate measures according to the by-laws are implemented for distribution to our H.O.

President Tim will meet with Town Manager and invite to our next meeting.

Next meeting October 15, 2020 @ 5:45p.m.

Adjournment motioned by President Tim Dacey,, time? 7:00p.m. or later will clarify.

Respectfully Submitted,

Lorna Andrade, Clerk

