

## Minutes – Special / called Meeting May 31, 2017

**I. Call to order** Lesiak called the meeting to order at 7:05 p.m.

**II. Members in attendance** Ted Lesiak – President

John Klein – Vice President                      Janine Nolan

Tom Birch - Treasurer                              Matt Richardson

Sharon Borszcz - Secretary

**III. Invited residents / representatives for presentations**

Tony\_\_\_\_\_, architect representing Aaron Funk, resident at 4082 Montauk Point. Tony presented the architectural plans for the requested addition with detailed explanations. Zoning for this proposal has been approved by Montville Township Zoning Board. Following his presentation, the board thanked him for his information. The board discussed the request. Borszcz moved to approve Aaron Funk’s plan. Birch seconded. The request was unanimously approved. Susan Klein will inform Mr. Funk of the approval.

Patrick and Lindsay Deeringer, residents at 6555 Torington Dr., presented plans to enclose a “bumped out” laundry room which consistently has freezing pipes being in a northern exposed wall. Deeringer presented pictures of several attempts to correct the problem which were not successful. He requests a garage enclosure which would be front facing. The board thanked Patrick for his information. The board discussed the request. Richardson moved to accept the front facing garage addition with a single garage door with the width to be submitted for final approval. This structure is approved due to engineering deficiencies which continue to cause freezing pipes and plumbing problems. If Montville Zoning does not approve the side set back, this application is denied. Lesiak seconded. This request was approved by a 5 to 1 vote.

**IV. Further Business**

The board members who visited the Country Lakes easement proposal shared their information. Members discussed the maintenance issues in this easement area. Richardson will request, in advance of granting the easement, 1) a description of specifically the maintenance request, 2) the estimated cost for this maintenance work, 3) the definition of the easement platt.

Lesiak read a letter to be sent to all residents. Birch will send the letter.

Borszcz discussed unmowed vacant lots. She will contact the lot owners by phone regarding their responsibilities which will be followed by a violation letter.

Nolan discussed the upcoming events for community activities in June and July.

## **V. Adjournment**

With no further business, Nolan moved to adjourn at 9:40 p.m.

Birch seconded. Special / called meeting was adjourned at 9:40 p.m.

**THE NEXT SCHEDULED HOA BOARD MEETING IS JUNE 21, 2017.**