

Concord Hill Community Association Inc.

Board Meeting Minutes

Date: April 16, 2025

Time: 7:00 PM – 8:10 PM

Location: Epiphany Lutheran Church, Fellowship Hall

Attendees

Board Members Present:

- President – Barb
- Vice President – Jodie
- Treasurer/Architectural – Howard
- Architectural Committee – Jim
- Secretary – Nichole

Management Representatives:

Community Members:

- Various other residents
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Call to Order

The meeting was called to order by President Barb at 7:00 PM.

Introductions

- Barb welcomed all attendees and encouraged everyone to introduce themselves, sharing their names and addresses. Several new faces were present, which was appreciated.
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Approval of Previous Minutes

The minutes from the January 29, 2025 meeting were approved as distributed.

Reports

Treasurer's Report

- Howard presented the financial report for Q1 2025.
- Total income was \$3,500, with expenses at \$3,200, leaving a net income of \$300.
- The current total assets are \$29,703.01, reflecting a slight increase due to seasonal savings from landscaping.

Committee Reports

- **Architectural Committee:**
 - No new applications for architectural changes were received this month.
 - A reminder was issued to residents to submit requests for any external modifications, particularly for fences and additions.
 - **Maintenance Committee:**
 - The damaged entrance sign was discussed. A plan to repair or replace the sign was approved, with an estimated cost of \$1,200.
 - Mowing of common areas continues, and new bids will be sought for additional landscaping.
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Old Business

1. Speed Limit Signs

- The discussion about digital speed limit signs was revisited. The estimated cost remains a concern, but the board agreed to include it on the community's "wish list" for future funding consideration.

2. Rental Properties

- A reminder was given about the ongoing issue with rental properties. The draft language for restricting rental properties has been prepared and will be reviewed by the board before the next meeting. A vote will be scheduled once the final draft is ready.

3. Park Repurposing

- The park's future remains under discussion. Various community members expressed interest in seeing it repurposed for different uses, but no decisions have been made yet. Further research will be conducted to ensure any changes align with legal and financial considerations.
- The Association has formed a committee chaired by VP Jodi.
 - During these meetings please bring recommendations and ideas.

4. Shed Issues

- The board revisited the issue of sheds in the neighborhood. According to the community's covenants, sheds are not allowed on properties.
 - A resident was previously asked to remove a shed that was in violation of the covenants/bylaws. This issue is ongoing as the board continues to monitor compliance and enforce the covenant restrictions. The Architectural Committee will remind residents of these rules and ensure no further violations occur.
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New Business

1. Dumpster Day Planning

- The board discussed the upcoming spring Dumpster Day event. The goal is to have two dumpsters, one at the Westford entrance and one at the Bell Isle entrance, to encourage participation.
- Concerns were raised about the misuse of dumpsters by non-residents. To address this, sign-ups will be required, and volunteers will monitor the dumpsters throughout the day. The event is scheduled for May 17, 2025.

2. Lawn Awards

- The board proposed reintroducing the Summer Lawn Awards to encourage residents to maintain their yards.
- The following prizes were agreed upon:
 - 1st Place – \$250
 - 2nd Place – \$200
 - 3rd Place – \$150
- Categories will include best lawn and best holiday decorations. Volunteers for the judging committee are welcome.

3. Neighborhood Code Enforcement

- The board reiterated the importance of maintaining neighborhood standards, including proper placement of garbage cans and maintenance of mailboxes.
- Residents were reminded that they can report violations using the 311 system or by contacting the board directly.

Announcements

- The next board meeting is scheduled for **July 9, 2025**.
- The board also encouraged residents to continue providing feedback via email or at meetings.

Adjournment

The meeting was adjourned at 8:10 PM.

Summary of Key Decisions and Actions

- Approved minor changes to the budget and began discussing future dues.
 - The speed limit signs remain on the "wish list" for future funding.
 - The shed issue was addressed, with a reminder that sheds are not permitted according to the covenants and must be removed if found in violation.
 - Continued research on rental property restrictions and park repurposing.
 - Dumpster Day is scheduled for May 17, 2025.
 - Lawn awards to be held in summer, with a call for volunteers for judging.
 - Communications regarding neighborhood code enforcement and landscaping improvements will continue.
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Action Items for Next Meeting

- Review rental property restrictions once the draft is finalized.
- Finalize plans for Dumpster Day and confirm volunteer shifts.
- Continue discussions on the park's future and any potential changes.
- Organize the judging committee for the Summer Lawn Awards.