

**Cumberland Hills Subdivision Association  
Annual Meeting Agenda  
May, 9 2023 - 7:30pm City Hall**

- 1) Welcome and Introductions
  - a) Roll call:
  - b) Approve minutes from last meeting (February 2023)
  
- 2) Announcements & Updates
  - a) Treasurers report – **Stephen**
  - b) Stephen added Zelle to our homeowners ability to pay electronically.
  - c) Several homeowners have not included the fee when paying via PayPal. The total amount we received will be credited to their account.
  
  - d) Events Updates (2022 dates & budgets) – **Renee**
    - i) ~~Snowman Contest – Prizes Delivered~~
    - ii) ~~Easter Egg Hunt – Done (Great turnout!)~~
    - iii) Garage Sales – June 15, 16, & 17
    - iv) Bike Parade – TBD
    - v) Landscaping Contest - Summer
    - vi) Fall Festival - TBD
    - vii) Halloween Decorations Contest
    - viii) Holiday Decorations Contest

Total budget approved by board for 2023 Events: \$ \_\_\_\_\_
  
  - e) Newcomer Update
    - i) Homes sold in 2022 / 2023 - 20
      - (1) Average home price - \$368,825
      - (2) Highest - \$425,000
      - (3) Average SqFt - \$214.25
      - (4) Confirm with 'welcome committee' that they have delivered packages to all homes listed on 3<sup>rd</sup> page.
  
  - f) Review Action plan items
    - i) Walk the Commons - **All**
  
- 3) Comments and Questions from Homeowners
  
- 4) Old Business
  - i) Front Entry Water Meter installation – **Terry**
  - ii) Front Entry Sprinkler Turn-on testing – **Terry**
  - iii) Front Entry Sign Repair / Replacement – **Beth**
  
- 5) New Business
  - a) Front Entry Maintenance Discussion - **Jason**
    - i) Shelley Lauzon (2036 Cumberland) – Hired to maintain front entry for 2023
      - (1) Quote for \$1,440 including mulching (labor) approved by board via email

- (a) Spring Clean Up Completed
- (b) Mulch Purchased – Will begin spreading soon
- b) Front Entry Holiday Lights - Jason
  - i) Sindi Profit (2049 Cumberland) has tentatively agreed to take on the front entry holiday project. I expect a quote in the coming weeks.
- c) Traffic Study – North End of Cumberland - Jason
  - i) A one day traffic study was conducted at the North end of Cumberland Rd. The study found that on the day that the sensors were in place, the 85<sup>th</sup> percentile speed was 27mph. Minimum at 85<sup>th</sup> percentile for a speed hump is >32mph. Typically traffic studies are 3 days, working with city to understand why this one was only 1 day.
- d) Storm Water Pipe Issue Update – Jason
  - i) 15” Outlet Pipe from Warrington Pond was completely blocked by a root ball about 20 feet into the commons. Vactor trucks were unavailable at the time. An excavation company was hired to dig the pipe, clean the root ball, and inspect the pipe joints. Pipe joints were cleaned of root entry and in that area were sealed using industrial grade wrap. The contractor also utilized a vactor truck to remove the root ball and ran the water cutter all the way to the pond.
    - (1) Cost of this project was \$11,650
    - (2) Can someone take on the job of getting a contractor to come hydroseed the area that was torn up?
- e) Discussion and election of replacement board member(s) - Jason
  - i) Renee Peck – Stepping Down
    - (1) Hristo Kozhuharov has volunteered to be on the board & take on the events chair role
  - ii) Jason Carlock – 1 Year Notice – Jason will be stepping down from the board as of May 2024
- 6) Adjourn

Next Meeting:

<b>Address – Home Sold in 2022 / 2023</b>
292 TORRENT Court
231 BOURBON Court
2088 WARRINGTON Road
2172 CUMBERLAND Road
2094 WARRINGTON Road
222 TORRENT
318 BOURBON Court
2340 NORTON Road
301 BOURBON Court
651 KENTUCKY Drive
288 COLDIRON Drive
2217 WARRINGTON Road
2163 ELKHORN Drive
2346 NORTON Road
2051 WARRINGTON Road
236 TORRENT Court
2076 WARRINGTON Road
2254 FLANDERS Drive
2316 NORTON Road
2208 CUMBERLAND Road