

**Balintore Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**-- July, 20 2021—**  
**Approved**

The meeting was called to order by Patrick Kochenour, Proactive Manager at 6:05 P.M. with the following Directors in attendance representing a quorum: Vice President John Arata, - Secretary Michele O'Hara, Treasurer - Lisa Lin, and Committee Member - Rob Reardon, with Michele Cyr from ProActive Manager also in attendance.

Approval of Minutes: Motion was made by M. O'Hara to approve the meeting minutes for April 20, 2021. Motion seconded by J. Arata; all approved and motion passed.

Treasurer's Report: L. Lin reviewed the end of June financials and stated that everything was in order.

Committee Report: Jennifer Arata presented a report from the Grounds and Architectural Committee regarding the Balintore Entrance Renovation Project. Scope of the project was discussed with comparison of the 2 bids received - Halenkamp and Sons Inc. and J.P Peck Landscaping Inc. The board unanimously supported the recommendation to hire J.P. Peck Landscaping as they presented the most detailed and complete proposal. The report will be on the Balintore website and a special Homeowners meeting will be scheduled for 6PM on August 5th to allow a majority vote to proceed by the homeowners. Vote to approve follow up with the Balintore Entrance renovation - motion proposed by M. O'Hara, 2nd by John Arata L Lin made a motion to schedule a membership meeting to approve the Monument project. 2nd by John Arata

Indigo Pond Dog walkers: The Board did not approve a letter to Indigo Pond Board of Directors addressing dog walking complaints by some residents.

ProActive Action Items:

1. Order signs that can be posted to announce future meetings for all homeowners.
2. Direct link from contact@balintore.com to Proactive website for response.

New Business:

K. Kunsman presented issue regarding signage in yards. The board discussed adding security signs placed in flower beds to be approved but all lawn treatment signs must be removed after 48 hours. Violators will receive a written warning notice which will hopefully remedy the situation without further action or conflict.

Homeowner reported issue with Armstrong Environmental. Trees severely damaged and legal attempts to get restitution for the homeowner from Armstrong Environmental have been unsuccessful.

Next Meeting:

August 5, 2021 at 6:00 pm

Adjournment

J. Arata made a motion to adjourn at 7:15 P.M; seconded by L.Lin; all approved and meeting adjourned,

Approved By:

*Michele O'Hara*

Board Member

10/19/2021

Date