

Bryn Mar Estates HOA
General Board Meeting
Date: Sept. 17, 2013

Call to order at 6:30p with Quorum (Douglas Cramer absent)

Guest: Rod Paul from Toll Brothers explains proposed development for the back of the Hilliard track off Lake Forest / Aberdeen.

Currently requesting zoning change to accommodate change in lot size. Zone 10 avg would be min 13,500 vs. Zone 15 with avg of 16,400

Estimated cost \$625,000 to \$800,000 and can go higher with custom add-on etc.

95 lot developments proposed Toll Brothers to purchase approx. 61 acres of Hilliard for development following zoning reconciliation.

Traffic pattern: Main entrance off Aberdeen. Bridge connecting Lake Forest / Aberdeen potentially 3-4 years out. Traffic will flow from Spinks and Sherry Lane. There may be a back access off Sherry Lane.

Hilliard pushing commercial on 2499 section of property

See 'conceptual plan' for detail

Tree removal request: Specimen trees and non-specimen trees marked for removal. They have not established the exact number yet.

Proposing triangle to join park around current service area. (see map)

Timeframe estimate build out: Initial 15 move in, 15 to 30 per year for complete build out thru 2020. Impact of gas wells on property value estimated at 10% with those 4/5 houses closest to pad. (500 ft) The property may impact the total number of wells drilled at Hilliard due to variance and setbacks (originally 20-22)

Our Concerns were stated as:

Traffic

Lot size and value

Overall curb appeal

General consensus following the presentation is that this development will be a positive influence on property values of the area and Bryn Mar.

Treasurer Report:

AR

Question for attorney regarding our position on bankruptcy. Marjy to inquire and get back to board.

General consensus of group is to have attorney issue Gross a formal demand for for payment.

Harris: Defer to Douglas for additional information

Balance \$34???

Question for attorney: Can we email due statement w bylaw change. Marjy to inquire.

Annual Meeting:

Group proposes November 17, 2013 for a midafternoon 3:30p to 5:30p Soup bar. Hotdogs for kids. Beer and wine provided. Kris to work out details and report back to board.

Douglas Cramer to advice on official notice of meeting and agenda.

Wall Support Issue:

Ongoing problem that group feels has no good solutions. Masonry Company and fence companies should be contacted for proposed solution. Ken Watson has agreed to be point of contact for the information and Zeth will assist him. Once information has been gathered, they will present back to the board for feedback. The general consensus of all members is that there is no 'rush' to do this. We want to take the time to really research and plan the best option. The integrity of the wall as well as the curb appeal of the property are the biggest concern.

Approval of Notes from previous board meeting _____ Approved

Marjy LaGesse
Secretary