

**Minutes of Homeowners Association Meeting**  
**Colony at Smithville**  
**June 14, 1992**

The 11th Annual Homeowners Association meeting was held at the home of John & Marilyn Buckley. Joe Affanato, as president presided at the meeting. A welcome was given by Joe and he thanked the Buckleys for host said meeting.

The first order of business was the reading of the previous meeting's minutes by John Buckley in the absence of Carol Nazzaro. A motion was made to accept the minutes as read and they were approved by acclamation.

The treasurer's report was submitted by Tom Mellon and this report is attached to these minutes. Tom reported that as of December 31st, 1991, there was a bank balance of \$10,005.23. A motion was made by John Buckley, seconded by Don Wood and the treasurer's report was approved by acclamation.

Tom reported that all members are up to date in dues payment except one family.

Jonathan Lilian, a new neighbor residing at 803 E. Simsbury Ct. introduced himself and was greeted warmly by all present.

Joe reported that trash collections were being made by Coggins and we were paying Anchor. It is not a problem for us, the companies involved are resolving it. All must recycle. Do not put oil in trash; take it to the recycling center in Smithville or to gas stations in Absecon. Latex paint is to be put out to bake, harden and then put into trash. Do not put in any oil based paint.

Joe Affanato as president gave permission to Lenny and Freida Riblet (800 E. Millbridge) to erect a wrought iron railing on their steps as required by their insurance carrier.

A lengthy discussion followed on outside structures. Jack Bascenko, 800 E. Simsbury want to erect an outdoor shed for their junk in their garage so that their garage may be used for their kids to work on their cars. The structure as approved by the board.. 9 x 19 , all wood and customized to match their house.

It was questioned by John Buckley about this being grandfathered to a new owner and this issue was discussed at length.

All approvals for swing sets, doll house and outdoor structures, etc. remain with the owner and must be removed upon sale of the home. The board will notify all banks involved and John Buckley also wants all residents to be responsible for telling title companies, etc.

All realtors having listings in our community are sent copies of the rules and regulations by the board. The new owner must apply to the board for their own approval if they want to keep any structure presently on property, nothing will be grandfathered.

The landscaping contract was sent out for bids and a bid of \$1800 was sent by Macchione, \$1680 by the Smithville contractor, and \$1250 by Ron & Martha Swenn who got the contract. All approved and Ron mentioned that we are all responsible for picking up the area.

Marilyn Buckley questioned the fence across the back of Fred Scerni's property since it doesn't only surround the pool. Joe Affanato said he would check records to see if it was ever approved.

The election of Officers was held. Joe Affanato said due to a new position with his job, Ray Jacoby cannot remain on the board. That leaves the position of President and an at-large member of the board available.

John Buckley nominated Jack Bascenko. It was seconded by Ron and he was elected unanimously. This was followed by an explanation of the Office by Joe Affanato - Board meets quarterly and will meet for hot issues.

Marilyn Buckley nominated Donna Delaverdac for the board. She declined and in turn nominated Don Wood, seconded by Freida Riblet and he was elected unanimously.

Joe Affanato asked about keeping the block party for this year. It was also suggested to have cocktail parties at various houses. The subject will be discussed at the next board meeting.

It was decided by all to keep the dues the same so as to defray any unforeseen expenses that may arise. This motion was made by John Buckley and seconded by Ron Swenn.

Joe Affanato said Joe Spaar's dues are to be paid through July by Spaar and then Dr. Anna Coluso, the new owner will be paying.

A lengthy discussion followed as to some type of fencing along Smith-Bowen Road. John Buckley suggested a white horse fence similar to one erected south of us on Route #9.

Joe Affanato and Ron Swenn told of many problems regarding this, such as denting and aging.

A split rail fence was most desirable by the members, perhaps with a staggering of dogwood trees. Ron Swenn was asked to do a work-up and the board would make the final decision.

Marilyn Buckley asked why the second half of the trail wasn't cleared and the Mellons reminded us that their son did it for gratis. Ron Swenn will give a price for this project.

Mary Ellen Lucia asked about the area across Smith-Bowen where the grass is very deep and trash is collecting. Joe Affanato said it is the responsibility of Smithville and he would make a call.

A lengthy discussion regarding Galloway's installing water and sewer to the Colony at Smithville took place and Joe Affanato was selected as Chairman to follow-up with the township.

Placing locks on the tennis court was discussed and Donna Delaverdac said it just isn't feasible and suggested signs be posted that it is private property for residents only. The board will be responsible for doing this.

There being no other business, a motion to adjourn was made by Marilyn Buckley and seconded by Barbara Mellon.