

# English Meadows Property Owners Association (EMPOA)

Board of Directors Meeting  
November 4, 2003 – 5:30pm

- A. Meeting called to order at 5:48pm by Veronica Davis.
- B. Verification of Quorum – all members present.
- C. Approval of October 7, 2003 minutes – approved without changes.
- D. EMPOA dues
  - 1. Discussed amounts that were approved at last month's meeting. Decided to leave the same as long as expenses are still in line with the revenue.
- E. Lawn care and snow bids
  - 1. Motion made and approved to discuss lawn care, snow removal and garbage removal bids concurrently.
  - 2. Tammy Pearson reviewed bids by Granger, Allied Disposal, and Waste Management for garbage pickup and bids by Lake State Lawn Care, Lansing Total Lawn Care, Bauer Natural Lawn Care, and Sharp's Lawn Care for lawn care and snow removal.
  - 3. The following motions were approved:
    - a. Effective January 2, 2004, EMPOA garbage pickup will be serviced by Granger. Granger will bill EMPOA directly and EMPOA members will include an additional \$115 in their dues to pay for annual garbage pickup (includes a 90 gallon cart and 3 extra bags weekly). Recycling will be left up to individual residences. Dues are non-refundable. New residents moving in will be billed the full \$215 before July 1 and the ½ rate of \$107.50 after July 1. All this is subject to final approval of billing details to be discussed with Granger.
    - b. Bids will be re-requested from Lake State Lawn Care and Lansing Total Lawn Care with the following provisions requested:
      - i. Mowing is for sections 1-3 only.
      - ii. Mowing is for the entire 2004 calendar year, as needed.
      - iii. Contract includes edging 6 times, weed control applications 3 times per year, and fertilization 2 times per year.
      - iv. EMPOA will pay the Company a total of \$4200 -- \$2100 in April and \$2100 in August.
      - v. Company whose bid is accepted will be recognized as the preferred lawn care and snow removal provider of the EMPOA and will be mentioned in the newsletter.
      - vi. If both companies bids are equal, bid will go to current provider, Lake State Lawn Care.

F. Bulk services – Handled under “E”

1. Garbage removal
2. Snow removal for drives and sidewalks
3. Other

G. Letter revisions

1. Revisions discussed and made. Letter to go out soon.

H. Website

1. Website address is <http://my.voyager.net/~empoa>
2. Email address is [empoa@voyager.net](mailto:empoa@voyager.net) and will be forwarded to all BOD email boxes.

I. Social Events – tabled.

J. New Business

1. Welcome Committee is made up of Tammy Pearson, Veronica Davis, Paul Pirrotta and is chaired by Patti Amador.
2. They reported their progress in designing and implementing a welcome packet to all newcomers.
3. Motion was made and approved to budget \$15 per welcome kit for the Welcoming Committee to use.

K. Scheduled next meeting – Tuesday, December 2, 2003 @ 5:30pm at David Desrochers

L. Motion was made and carried to adjourn. Meeting was adjourned at 7:23pm.