

# CSG APPROVED MOTIONS

From AppFolio: 2/15/2025 – 3/15/2025  
Executive Sessions: 2/25/2025 and 3/4/2025,  
and Community and BOD Meeting: 2/18/2025

**MOTION 02-02-25, App 2/10/2005 by AppFolio**, Architecture request to convert a screened porch to a sunroom for 356 Weymouth Close was approved. Owner expense. YES-6, NO-0.

**MOTION 02-03-25, App. 02/21/2025**, Diana Sinisi moved to approve the consent agenda and Martha Martin seconded the motion. YES-6, NO-0.

**MOTION 02-04-25, App. 2/10/2025 by AppFolio**, Architecture request to replace and expand a deck for 318 Baneberry Close was approved. Owner expense. Yes-6, NO-0.

**MOTION 02-05-25, App. 2/24/2025 by AppFolio**, Sewer pipe replacement, backfill with dirt and gravel, new cleanout at 502 Beechmast. HOA reimbursed homeowners \$6,488. YES-6, NO-0.

**MOTION 03-01-25, App. 3/03/2025 by AppFolio**, Repair water damage to two transom windows, flashing, trim, siding, and gutters at 312 Baneberry Close. \$3,477.50 awarded to JcNjC. YES-6, NO-0.

**MOTION 03-02-25, App. 3/03/2025 by AppFolio**, Roof repair at 432 Wintercrest East Close \$1,179.38 awarded to Chief Roofing. YES-6, NO-0.

**MOTION 03-03-25, App. 3/04/2025 by AppFolio**, Garage door repair for 387 Lyndfield Close, \$1,263.04 awarded to Open Door. YES-6, NO-0.

**MOTION 03-04-25, App. 3/04/2025 by AppFolio**, For 345 Weymouth repair walkway: cut the roots that cause the problem, level with gravel while maintaining the same slope. \$1200. awarded to Juan Bautista. YES-6, NO-0.

**MOTION 03-05-25, App. 3/04/2025 by AppFolio**, Repair chimney cap at 470 Beechmast, \$1,337.50 awarded to Chief Roofing. YES-6, NO-0.

**MOTION 03-06-25, App. 3/14/2025 by AppFolio**, Additional tree work to annual cutting and pruning: prune 4 pines at 383 Lyndfield, and prune white oak at 363/364 Linden, \$4,200 awarded to Davey Tree Service. YES-7, NO-0.

**MOTION 03-07-25, App. 3/14/2025 by AppFolio**, Architecture request to add an exterior lift to the front of the townhouse at 483 Beechmast approved. Homeowner expense. YES-7, NO-0.

**ESM MOTION 02-03-25, App. 2/25/2025**, Martha Martin moved to approve the expense for insurance renewal. Seconded by Tom O'Connell. YES-6, NO-0.

**ESM MOTION 02-04-25, App. 2/25/2025**, Diana Sinisi moved to revise the HOG to include the stipulation that in an emergency, the homeowner may tend to a sewage backup and may be reimbursed by the HOA if the backup is found to be the responsibility of the HOA. Homeowners must call the Property Manager with 24 hours and report the emergency. Sibyl seconded the motions. YES-6, NO-0.

**ESM MOTION 02-05-25, App. 2/25/2025**, An HOA member requested that the Board consider and vote on requiring committees to meet once a month. After discussion, Bonnie O'Connell moved to NOT require monthly meeting. Seconded by Martha Martin; YES-6, NO-0.

**ESM MOTION 03-01-25, App. 3/4/2025** - Diana Sinisi moved to increase the minimum work order requiring board approval from \$1,000 to \$1,500. Martha Martin seconded the motion. All present approved. YES - 5, Absent - 1

**ESM MOTION 03-02-25, App. 3/4/2025** - Diana Sinisi moved to suspend email access to [questions@countryhousehoa.org](mailto:questions@countryhousehoa.org) of a resident for excessive emails. Martha Martin seconded the motion. All present approved. YES - 5, Absent -1

**ESM MOTION 03-03-25, App. 3/4/25** - Tom O'Connell moved to appoint Alan Ziegler to the Board of Directors and to Chair the Risk Management Committee. Martha Martin seconded the motion. All present approved. YES - 5, Absent - 1