

FRHOA Board Meeting

May 5, 2015, 7 pm

Location: 441 Lily Pond Ct/Moehring's home

Attendees: Daphne Moehring, Sharon Curtis, Greg Jackson, Steve Beshuk, Tom Wilson (in abstentia via telephone & email communication), Don Cooper

Absent: Aryeh Gorenstein, Camille Danzien

Purpose: Consider the request of George Parker, owner of lot #52.

The Request: The request was to obtain common land east/southeast of the current Meadow Sweet Place for the purpose of "moving" the road by 21' east and redirecting more sharply to rejoin the current Meadow Sweet in front of lot 53. In addition, the requested, proposed road was to be 17' wide when the current road is 19' at one point but never less than 18'.

Discussion by Board: When the current road was built, it was placed encroaching into the platted lot 52 on the east-to-southeast end of the lot. A potential buyer for lot 52 had a survey requirement that discovered this mistake made 17 years ago.

The discussion focused on what were the possible outcomes: approval without conditions, approval with conditions, denial. We briefly reviewed the pros and cons of each outcome then walked to the area to measure and mark the proposed road to see the impact to the most impacted residents (Lot #53). The proposed road would be less than 14' from their home and would require the removal of 2 and possibly 3 trees (2 in common area). The angle that the new road would have to take was not deemed to be an improvement, actually a detriment. The buyers of homes on Meadow Sweet used good faith that a road installed by the developer was in proper placement. That good faith should not be destroyed for this purpose. Lot 52 should be replatted and sold "as is".

Motion/Vote: A motion was made by Greg Jackson to deny the request, seconded by Sharon Curtis and all board members voted unanimously to deny the request. [Tom Wilson via email.]

Daphne is to communicate with George Parker on May 6th the decision.

The meeting was dismissed at 8:05 PM.