EHSA Board Meeting, Sept 25, 2025

**Present:** Kitty Axelson-Berry**,** Thupten Dorney,Alex Durso**,** Naomi Elliott (president), Carly Jane Watson,Abi Weeks

**Absent:** Jason Dorney, Rosalie Harris, Peter Henley, Jon Niedzielski, John Sheldon

Minutes submitted by Kitty Axelson-Berry

**Tree report:**

Naomi updated board members on the 4 trees that have been identified as high-risk by Dave Hawkin in his recent assessment (#11, 17, and 8 Cranberry Lane, and #10 Red Fox Lane), but one on Cranberry Lane has fallen since the assessment. Jeremy Cotton from Lashway will provide an estimate soon for cutting them and removing some of them, after which the board will discuss and vote on authorizing payment.

**Treasurer's report:**

CJ has collected 165 payments for the current year, 13 late payments, and $530 for brush cleanup, amount to $18,330 total. Expenditures have been a little over $800 this fiscal year so far. An insurance payment of about $2,000 is due soon.

**Raising dues report:**

Rosalie and Naomi have been interested in exploring the process of raising our fees and will submit a draft tentative plan in January in case the association decides to go forward with an increase. CJ felt that dues should not be raised, considering that we have not spent much money recently, but others including Thupten and Kitty were strongly in favor of increasing dues because of concerns over climate change emergencies (storms, drought, flooding). Thupten was concerned about condo owners, who do not make much use of the common lands, and wondered whether there could be two tiers of assessments, but CJ explained that our lawyer has advised us in the past that this would be way beyond our capacity and that common lands are owned by all residents, whether they take advantage of them or not.

**Schedule for upcoming deadlines and meetings:**

JAN 28: board meeting re budget, upcoming annual meeting, and draft of process to increase fees

MARCH 1: board members mail the budget, assessments, and newsletter to all members

MARCH 4: board meeting re April 8 annual full-membership meeting

MARCH 31: assessments from homeowners are due

APRIL 8: annual meeting, perhaps at the Tea Garden on College Street (~$150 to rent)