

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 8:05 AM, Saturday June 21, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Roy Schulter, and Paul DiPietro along with James Walker, ED and Homeowner Tim Quick.

The meeting minutes of May 17, 2025 were approved.

Letters of exterior maintenance, repair, or replacement, approved by ED or Co-Chairs

LOT# B-84, MEADOW VIEW, TAYLOR, TREE REMOVAL
LOT# 370, SHOW SHOE, KOLIC, TREE REMOVAL
LOT# 610, HOWES LOOP, RESETARTIS, ENTRY ROOF REPLACEMENT AND WINDOW REPLACEMENTS
LOT# B-119, HIGH TOP, HODGE, HOUSE PAINT
LOT# A-9, UPPER HOWES, KESSLER, ROOF REPLACEMENT, HOUSE PAINT, WINDOW REPLACEMENTS, TREE REMOVALS, FOUNDATION REPAIRS, AND RETAINING WALL.
LOT# 59, ARTIC CIRCLE, LUBIN, ROOF REPAIRS AND TREE REMOVALS
LOT# 672, GREER, WAGONEER, TREE REMOVALS
LOT# B-44, RACON RUN, KILLINGBECK, SIDING AND HOUSE PAINT TOUCH UPS, TREE REMOVALS, AND SHED PAINT
LOT# 595, BINNEY BROOK, COMEAU, PATIO REPAIRS
LOT# 215, CHIMNEY HILL, PUDIM, ROOF REPAIR
LOT# B-126, HIGH TOP, MATURRO, DRIVEWAY REPAIRS
LOT# 630, BINNEY BROOK, KAHN, GENERATOR

New Business

LOT# B-125, HIGH TOP, MATTURO, SHED: Tabled, confirm 3 or 4 sides, variance req.?
LOT# A-9, UPPER HOWES, KESSLER, DECK: Approved
LOT# B-26, WEST ROAD, DECARLO, HOME PERMIT EXTENSION 1 YR: Approved
LOT# 153, CHIMNEY HILL ROAD, MAYNARD, GARAGE: Approved

Old Business

LOT# C-195, LOW LAND LOOP, CRISPINO, DECK ADDITION 5/25 In Progress (IP)
LOT# A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE 5/25 No Progress (NP)
LOT# 552 BIG BEND, MUSA, GARAGE 4/25 IP
LOT# 626, HOWES LOOP, ZEMAN, DECK AND STAIRS ADD. 3/25 IP
LOT# 348, SNOW SHOE, OLIVER, SHED 3/25 NP
LOT# 642, FROG HOLLOW, ZITO, DECK 11/24 NP
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 IP
LOT# A-17, UPPER HOWES, SMITH, DECK AND PORCH 9/24 Completed
LOT# 927 PORCUPINE, MINICH, SHED, 7/24 NP
LOT# 186 BIG BEND, HWANG, ADDITION 6/24 Maybe complete.
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 IP
LOT# B-58 CORNER, ROARTY, SCREENED PORCH, 4/24 IP
LOT# 150 CHIMNEY HILL, MAYNARD, NEW HOME 1/24 EXT 5/25 Completed

LOT# A94/95 HOWES LOOP, DECARLO, NEW HOME 11/23 EXT. 11/25 IP
LOT# A91 LOWER HOWES, DESIMONE, NEW HOME 11/23 ext. 11/25 awaiting As Builts
LOT# 123 LITTLE BEND, FLORIO, NEW HOME 11/23 EXT. 6/25 Completed
LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 ext. 10/24 awaiting Variance Req.

Members Concerns

A-143 Completed exterior basement drainage work with no ACC notification/approval- Fined

Other Business

Tim Quick appealed to the ACC to have fine waived. The ACC denied the fine being waived.

Executive Session, None

Next Meeting Date

7/19/25 8:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 10:35 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem