

Amherst Woods Homeowners Association

Annual Meeting – October 23, 2025

The annual meeting of the Amherst Woods Homeowners Association was held via Zoom due to scheduling conflicts with the Munson Memorial Library. The meeting was called to order when a quorum of 19 households was reached by AWhA President Wade Elmore shortly after 7PM.

Landscape Committee report - Denise Gagnon, chair of the Landscape Committee presented the report. FY 25 was the first year AWhA used the landscape services of Omasta Landscaping Inc. The committee was satisfied with the quality of their work and responsiveness to our concerns. Denise outlined the process used with Omasta to determine priority projects. This occurs in the Spring when they review common areas, entrance circles, etc. A summary of projects included: replacing 3 plants at the pump station at no cost with native dogwoods, taking care of winter clean up damage, mowing and weeding in circles and cul di sac. Denise reported that no new plantings were added in FY25 due to budgetary reasons, but we might consider new planting in the AWhA budget for FY26. This will be assessed in a drive through the neighborhood with Omasta this Fall followed by a proposal from Omasta with the cost to complete the work needed.

Bartlett Tree treated the crabapple trees on the Wildflower-Trillium Way circle with a safe fungicidal and are doing better. They also gave an estimate to treat some struggling plants at the Larkspur entrance and Wildflower-Old Farm entrance. The Landscape Committee recommends renewing their contract for FY26.

Financial Report - Marc Littman, AWhA Treasurer started the Financial Report with some facts: 191 households in Amherst woods with a 10% neighborhood turn over at 9 households in FY25.

FY 25 Actual – October 1, 2024 – September 30, 2025

REVENUE: Fees collected - \$26,850, interest \$12.00 = \$26,862

EXPENSES: \$24,605

Net surplus: \$2,257

CASH on HAND: \$14,543

FY 2026 Proposed

REVENUE: Fees collected - \$26,850, interest \$12.00 = \$26,862

EXPENSES: \$26,090

Net surplus - \$772

CASH on HAND: \$15,316

Budget Highlights and Discussion

- Some challenges with fee collection. 10 unpaid households – strong consistency with households over the past 3 years. Brief discussion on process for contacting non-payers and possible consequences such as a lien on the property at the time of sale.
- Marc noted that PayPal collects a transaction fee (3%) so the total \$150 does not come to AWHHA. *Recommendation to seek a payment system that offers an option for the payee to cover this cost at the time they make the payment.*
- Landscaping/Grounds is the largest expense at \$21,000. Planned inflation increase for Omasta's services in FY26 included.
- Consider short term CD to increase interest accrual. *Marc will investigate this.*
- General liability Insurance has increased 3x in FY25. Marc explained that the former carrier has stopped insuring vacant land. *We are working to find a new carrier with a lower premium for underwriting vacant land.*
- Funds have been set aside for social events such as the Halloween gathering or new neighbor's event.

Social Committee Events - Corrine Olson outlined the upcoming Halloween event. The committee is looking forward to doing more this year maybe quarterly. *Anyone interested in this committee can contact Corrine at corrine.eckstein@gmail.com*

Ratification of Action taken in FY25 – *Vote approved*

Slate of Officers and Board Members

Betsy Mullins read the job description for the President position. Martha Hanner was nominated and accepted the position for a year.

1. Election of Officers – *Proposed slate unanimously elected.*

President – Martha Hanner

Vice President – Vacant (*a motion was made and unanimously approved to allow the board to fill this position in the future*)

Treasurer – Marc Littman

Secretary – Lynne Thompson

2. Election of Board Members – Proposed slate: James Barnhill, Andrea Butterfield, Wade Elmore, Doug Gagnon, Betsy Mullins, Corinne Olson, Jerah Smith. *Proposed board unanimously elected.*

Other Items

- Betsy Mullins announced that Lynne Thompson is managing the AWHHA website. *Additions/changes should be sent to her ltompson@umass.edu.*
- Betsy will be sending out the revised Amherst Woods Directory, and the minutes will be posted on the website when approved by the Board.

- Wade was thanked for his leadership as president and Cathleen Mitchell was thanked for her contributions as she is stepping off the Board.

Wade adjourned the meeting at 7:54PM.

Lynne Thompson

Secretary