



**HOA Board Meeting
August 16, 2023**

Board Members in Attendance: Craig Costantino, Andrew Davis, Keith Miller, Lisa Smith, Lynne Partridge, Janie Stopford, Becky West

Board Members Absent: **Bill Custead**

Residents in Attendance: Bill Killinger

Call to Order: 6:06 pm Lynne Partridge, Chair

MINUTES: Janie Stopford, Secretary

Motion to Approve minutes of meetings of 6/3/23 (Sewer) and 8/4/23 (Estimates for water repair) unanimously approved.

Minutes approved by text:

June 26 (regular meeting) approved on June 27

July 4 (well water approval) approved on July 5

July 8 (options for water system) approved on July 9.

ANNOUNCEMENTS:

Thanks again to Board members who have been hard at work this summer dealing with and finding a short term solution to our aging water system. The newly installed tanks should hopefully resolve the constant interruptions to our water service. Nevertheless it is being closely monitored...

Welcome new neighbor Melissa McCrae (#44), Marina Drive. Our sincerest condolences to the families of Kathleen O'Hanlon, Riverview Drive, Don Marini, St. Martin's Parkway, and Jim Adcock, St. Martin's Parkway. And a thank you to Robin for sending all the cards.

TREASURER'S REPORT: Keith Miller

Dues collected to date \$96,005

- Account balances:

- General Fund \$39,905

- Boat Dock \$23,867

- Savings/Reserve \$33,821

- Unexpected expenses: \$11,108 for the pump house tank/electric repairs. (There is some concern about the accuracy of this estimate.)

- Special Assessment: Lynne will contact Attorney Cosby concerning the specifics of special assessments.

COMMITTEE REPORTS

RESERVE STUDY

- Kirk Parsons reports that all field work and data is gathered. The first draft report is being written now and should be sent to us next week. We will then read, question, debate it, then a second draft will be prepared. We should be on target for the October deadline.

ARCHITECTURAL REVIEW COMMITTEE Andrew Davis,

- Some progress on townhouse repairs has begun but many more still needed. **There was some discussion about the best method to move forward on these needed repairs.**

WATER SUPPLY/ COMMUNITY SEPTIC)

Water System

- 7/4 - repair of break in well
- 7/8 Board met to discuss options
- 7/8 to 8/4 Board worked to get 3 bids for system upgrade with the goal to make improvements sufficient to last for the next two years, keeping costs as low as possible.
- 8/4 Met with Sharpe to review suggested options, later that evening the Board met to vote on the upgrade. \$11,180 to replace the weakest part of the system, the tank. Voted to fund the cost with a one time Special Assessment of \$250 due in October 2023.
- 8/10 New tank system was installed; improved water pressure, reduced strain on filters that result in discolored water.
- General discussion about removal of Phragmites; growth near dock is choking drain from pumphouse and whether or not a new french drain/gravel pit is warranted (as suggested by Roto-Rooter). General consensus is that the iron content is the greater problem. A general long range plan for management of the phragmites was discussed (again). It was decided to revisit this dilemma in a few years, but to budget for next year a construction weed wacker for those inclined to appropriately and legally remove phragmites in front of their homes.

Septic Tanks

- 6/23 break in tank near Parking Lot B was repaired
- Townhouses A and B were pumped in August.
- Private homes... reminder that tanks should be pumped every 5 years. Still waiting on one homeowner.

COMMUNICATION

- Be sure to update your email or sign up on our website to keep up to date on important topics. For those who do not have email, we will print and hand deliver important notices. We have TWO annual renters who need to be included : Townhomes 10 and 47. And TWO homeowners who do not do email or text.

LAWN CARE, BURN PILE, SEPTIC FIELD, POOL, TENNIS COURT

- Pool

- Will close for the season on a ten-day-weather notice.
- The pool has (and has had) for a few years a water leak that requires adding water daily. This will need to be addressed when we convert to County water.

- Warehouse

- Craig has rented partial space.
- One leak/rotten area in the roof needs repair. Craig will get an estimate from Chris Ramey to do this. Long range plan is to repair structure to the front wall, reinforce the structure of the loft and possibly add stairs for safety. Andrew and Craig can do that repair.

- Lawn Care

- Parking Lot A garden is looking better. Next year we will budget for its maintenance along with the bushes around the entrance sign and the pumphouse. Lynne will paint the pump house.
- We think we have straightened out the confusion about the mowing in front of the townhomes D.

Burn Pile - Will burn as usual in November..

BOAT DOCK/BOATYARD

- All have paid boat yard storage fees except one family. They will be invoiced for this year (23) and next year at the same time. Area cleaned up except for small hydroplane.
- Andrew plans to replace needed boards/nails on the dock with those expenses coming from the separate dock fund.

SUNSHINE/SOCIAL COMMITTEE - Robin Custead, (looking for more...)

- Sunset Social on the dock was held on Saturday 8/5... more impromptu gatherings will be planned over the next few weeks, hope to see you there!
- The Annual Pool closing party will be held in mid-September... details to follow.

EXECUTIVE, COUNTY WATER PROJECT, DRIVEWAY/ DUMPSTERS

- No report

NEW BUSINESS : None

Meeting Adjourned at 7:23pm.

NEXT MEETING DATE: OCTOBER 11 6 pm