



**HOA Board Meeting
Wednesday, October 11, 2023**

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

Residents in Attendance:

Call to Order: *6:03 pm Lynne Partridge, Chair*

MINUTES: *Janie Stopford, Secretary*

Motion to approve minutes from 8/16/23 Board meeting was approved via text on 8/18/23 and posted to the website.

ANNOUNCEMENTS:

Our water has been stable with improved pressure since the tank was replaced. However we are operating with only two of the three filters. We will discuss options for replacement of the filters and the drain during this meeting.

Outreach to new neighbors: new residents receive an HOA welcome letter. Board members/ neighbors should make sure to reach out in person as well.

TREASURER'S REPORT: Keith Miller

Dues collected to date

Account balances

- | | |
|--|-----------|
| - General Fund | 33,598.84 |
| - Boat Dock | 18,267.63 |
| - Savings | 33,842.46 |
| - Water Assessment collected | 7583.00 |
| - Reminders for non payment of the assessment will be sent out November 1 for those who have not paid. | |

Any unusual expenses... The bill from Sharp for Pump House was 12,084.87 and was paid on 10/10/23 as per agreement to pay within 60 days.

COMMITTEE REPORTS

Executive

- Reserve Study Recommendations due this month, next step will be to consider how to structure reserve funds over the next three years
- *Update: No report from Kirk Parsons from ETC as of yet despite numerous phone calls and emails. Will continue to pursue it.*
- **Water Supply Estimates from Sharpe:** *The drain to the river continues to clog and one filter is not working. Discussion on whether to replace just the drain or also the filters.*
- *Replace the drain \$1675.00*
- *Replace 3 filters \$10,257.00.*
- *It was agreed upon to replace the drain this year and budget the filter (s) for next year.*

Motion to have Sharp Water immediately replace the drain from the pumphouse to the marsh for the cost of \$1675 and clean the floor again. Passed unanimously.

- Pumphouse will be painted a blue/gray color after drain work is done.

County Water Project Bill Custead

- Update: Waiting on response from Bob Mitchell...

Architectural Review Andrew Davis

- Townhouse repairs are slowly being made. Several in Sections C and D are still in need of paint.
- Phragmite removal by dock and Townhouse A; Much discussion (again) about direction we should pursue. Should the entire community or just the townhomes pay for it? Should we do it on our own and budget a professional weed wacker or should we hire a company?

Boat Dock/yard Craig Costantino

- **Will need new hoses/hose system this coming year.**

LAWN CARE, BURN PILE, SEPTIC FIELD, POOL, Janie Stopford,

- **Pool** - A successful season. A big thank you to Keith, Robin and Bill for moving the furniture before the storm. Next year closing will be two weeks after Labor Day. Will be winterized on November 9. Will budget money to continue replacing pool furniture.
- **Burn Pile** - Will burn 11/24. Permit and pile preparation will be done early November.

Meeting Adjourned: 7:52pm

Next Meeting January 9, 2024 Budget Meeting

ANNUAL MEETING: FEBRUARY 10, 2024 in the LIBRARY

