

## **Meeting Minutes: Saturday, September 14, 2013 - FINAL DRAFT**

**Board Members in Attendance:** Russell Luzier, Mike Shutt, Craig Costantino, Justin McGinnis, Buddy Dukes and Oliver Walsh

**Community Members in Attendance:** Bill and Jolene Killinger, Nancy and Bill Wright, Joe and Rosemarie Connors, Richard Schramko, Joyce Timmons, Melinda Jones and Bob Turner

**Called to order:** Call to order by Russell at 10:10am. Previous meeting minutes accepted but need Bob Turner's letter from Kevin Layfield to be attached in reference to tree removal.

**Treasurer's Report:** Mike Shutt presented the 2013 Budget Proposal Current Status and yearly check ledger. Three large dues payments were recorded this month (Pohland, Poret and Bowers). There are still two homeowners who have made no payments so far this year with balances carrying over from 2012. We have liens on these two properties and the current balance totals \$11,912 as of 9/16/13. Mike proposed paying \$5000 to Dr. Bahrami for our yearly settlement payment. With this payment, we currently owe \$125,000 out of \$150,000. We have made 5 payments totaling \$25,000. The Board agreed.

**Pool Update:** Mike reported that we will be about \$3000 over budget for the year after our cover is installed and the final CPO payment has been made. The cover has been ordered in the amount of \$2200 and will be installed 9/16/13. Bill and Jolene Killinger asked why outside people have access to our pool with their own keys and questioned who was giving out keys as "this has been going on for years". Oliver Walsh stated the keys currently in use were issued by Karen Marx when she was HOA Chair over 15 years ago and never changed. This seems to be an ongoing issue and it was decided to table this issue, explore possible solutions at the next meeting and vote on it at the AGM in 2014.

**Security Gate:** Russell gave a \$6000 estimate for a fence. No details where it would go. Oliver responded that he had a price of \$750 for 130 feet for a wrought iron fence not including labor to act as a gate to prevent access to dumpster/pools. Issue tabled until AGM.

**Warehouse/Pohland Update:** Mr. Pohland is out of the warehouse and any remaining items are the possession of the HOA. There are some water issues as Pohland did not finish his work. There is also additional work to be addressed. Oliver and Russell will work to come up with priority list of work to be completed.

**Pumphouse Stucco:** Russell is working with someone on this. There is a water issue with the railings that needs to be addressed causing water to run behind the stucco. This should be corrected prior to or during the stucco repair.

**MDE Reporting/Notifications/Sharp Water:** Mike and Ollie handled issue. Sharp Water was using the wrong form but had the necessary information. There are no violations.

**Boat Dock Update:** Craig stated that 11 out of 14 slips were rented this year. There still are 7 renters that have not paid their 2013 dock dues. Six are residents and one is outside the community. Melinda Jones said that she would pay her dues but as of yet had not received a bill. Several residents asked why we allow people to utilize the dock prior to paying the dues. Collection of remaining dues – TBD.

Craig is getting a bid for the dock door.

**Community Signage Plan:** Sign at Beauchamp Road – Joyce mentioned that she would contact a repair guy to get an estimate since it is solid oak. Other signs have been put up by Craig and Russell on the dumpster and road. We have another bid already in from a contact of Craig's for \$300-\$400. More dock and pool signs are under the process of being worded and completed.

**Tree Removal:** Board approved \$300 to remove tree behind Mason Townhouse. This was approved by Kevin Layfield as per Rusty.

**Soil/Mulch for Lots A& B and Pool Beds:** Mike proposed and Russell seconded that we hold off until next spring.

**AOB:** Mike presented insurance policy for community. Justin took copy to scan and distribute.

Reserve field needs to be bush hogged. We have approved \$400 to get it done.

Bob Turner suggested that we look into the landscaping at the sign at Beauchamp and St. Martins Parkway.

Tennis courts should be resealed this fall, Russell will work to get a bid from the company that resealed parking lot A.

Motion to close at 12:20pm.

Next meeting: November 9, 2013 10am, location –TBD

Submitted by Ollie Walsh  
Acting Secretary