

## **September Board Meeting Minutes, September 17, 2016 (not approved)**

The meeting was called to order at 10:10 A.M.

Board members present (5): Buddy Dukes, Barry Keefer, Justin McGinnis, Mike Shutt, Janie Stopford.  
Board members absent: Butch Bowers, Craig Constantino.

HOA members present: Dave and Debbie Czorapinski, David Platt, Jolene Killinger, Jim and Katie Kosienski, Jack and Chris Shook, Joyce Timmons.

Secretary's Report: Janie read the minutes of the August meeting. They were approved as read.

Treasurer's Report (Barry and Mike): Barry now has the check book and the files. All officers have been to the bank and signed. The Resolution is done. Mike will continue to help Barry as needed. Current Balance Checking: \$29,914.78. Current Savings/CD's: \$27,077.29. (Reserves for 2013, 14, 15 still need to be put into CD's.) Pool care is over budget by \$83. Sharp water account is higher than expected. Reserves will have to be used to balance that account. We need to move to another trash removal service, possibly the one in Berlin. Allied Trash continues to change rates and tack on fuel charges. This is an on-going problem. Reserve funds for water, parking lots, and septic have not been used. (Mike said a motion needed to be made to pump septic holding tank A.)

Boat Dock Account: Three members owe the total amount for the boat slip: two owe partial. Two members owe for storage. The dock repair is completed and paid. The HOA owes \$110,000 on the dock purchase from Dr. Bahrami. Mike recommends we get a bank note to pay off that loan, after which we would gain one boat slip (which is committed to Dr Bahrami while the purchase loan to him is outstanding.) Because of the dock repair this year, there was no net money to be paid to Dr Bahrami. However a motion was approved to pay him \$5000 toward the outstanding debt.

Delinquent HOA Accounts (Justin): Two people have unpaid accounts for several years. One owes \$9240; the other owes \$4100 (plus late and attorney fees for both). Mike and Justin met with Attorney Cosby and placed current liens on both homes. There was MUCH discussion about what should be done next. It was decided that Jack Shook (who has been through this process before) would call Cosby and then meet with Justin and other interested board members. The three remaining members who have not yet paid their dues have been sent additional letters.

Public Water/Sewer (Janie): The board met with Bob Mitchell from the County in September. He gave us rough estimates for the cost of water and/or sewer and explained the process. He was to work up an estimate for individual and association costs to be presented at this meeting. He did not answer either voicemails or emails. Janie will pursue it for the next meeting.

Boat Storage Area (Buddy): People are paying for boat storage, but the area remains covered in weeds with haphazard parking of boats/trailers. A date to mow/weed-whack and spray will be arranged.

Parking Lot Estimates for Townhomes A (Buddy): Buddy would like the four units without garages (6,8,10,12) to have one parking space assigned to each by painting lines on the asphalt. After discussion a motion was made to accept the \$2800 bid from the Harrison company. (Buddy needs to renegotiate the price since line striping has been deleted from the work.) The work is to be done in the spring. Instead of lines, the assigned parking spots will be designated with commercial curbs and the unit number.

Tennis Courts Update (Dave): Based on 12,000 sq ft the low/high all inclusive estimate for slurry seal is approximately \$5500 to \$9400. The problem is finding an asphalt person who will do the slurry seal. Dave, who is leading this project, will continue to work on it.

Pool Warehouse Update (Justin): The attempt to find a solution to make the warehouse usable continues to be problematic with more questions than answers at the moment. A second invoice needs to be sent to Joe Pino.

Boat Parking in Driveways (Justin for Buddy); Members continue to be annoyed with Justin's tenants parking a boat in the back of the driveway. The tenants are uncomfortable putting the boat in the storage area; when the tenants parked the currently registered boat on the roadway, which is permitted, the neighbors didn't like that either. The consensus was that despite a bylaw prohibiting this parking of boats on lots, many other members have ignored it over the years, and that perhaps this bylaw needs to be updated. Chris Shook will work with Janie Stopford over the winter to update the bylaws.

Board Member Attendance at Meetings (Mike for Buddy): Concern was expressed over Butch's lack of attendance. Justin will investigate and talk with him.

Building Structures in Open Space Area (Mike for Buddy): It has been reported that the Ridout boys will be building a shed in the open space area, which is specifically prohibited by the Worcester County Open Space Area Zoning Code. The Board will send a letter to the family informing them this is against the zoning law and reminding them to be respectful of the shared space.

Pool Closing and Boat Storage Clean-up Dates: The pool furniture will be stowed after the pool is winterized on Oct 6. Some members will make an attempt to begin the clean-up of the boat storage area tomorrow.

Next Meeting Date: The date will be changed to October 15 if Board members approve.

Adjournment: 11:50 A.M.



