

Open Board Meeting
Feb 28, 2008

Board members present: Erik Youngren, Jen Steer, Kathy Strevel
Homeowners present: Orion Simms

Discussion:

- Amendment to bylaws submitted for change to 5 member board
- Cobblestones to be finished on Deborah Lane in the spring – 1 pallet needed.
 - a. **Action item - Erik to price cobblestones**
- Dock – money market account has been set-up for monthly fund of \$333 for next 5 years. Committee in future to look at footprint and construction of dock.
 - a. **Action item - Ron to investigate when approvals are necessary for expansion, repair or refurbishing and from whom.**
 - b. **Action item - Follow-up work to recent repair will happen in the spring**
- Landscaping – was everyone happy with the service?
 - a. **Action item – Kathy to speak to June about sending out an email to seek opinions in March.**
- Snow removal – is everyone happy with the service?
 - a. **Action item – Kathy to speak to June about including this in landscaping email**
- Investigation of expanding parking on Deborah Ln in front of pathway.
 - a. **Action item – Erik to investigate painting lines to designate parking spaces by tennis courts.**
 - b. No issues/problems with where Orion parks truck.
- Air conditioner and furnace cleaning – how often needed. Whether or not the a/c compressors outside need covering
 - a. **Action item needs to be created to check into this.**
- Spring clean-up will be organized in May.
 - a. **Action item.**
- Social events will be organized once weather improves. Possible dock party.
 - a. **Action item**
- Signage – concern with real estate sign on Clearwater Dr. No one present felt sign was issue. If we get more complaints we will send letter on appropriate size of sign.
- Update Welcome Packet. Distribute to all homeowners.
 - a. **Action item – Board finish review of welcome packet.**
 - b. **Action item – Ask homeowners if we can list their names and addresses (emails and phone numbers too) in a directory.**
- Icicles and ice build-up in front of units – caused by heat loss on roof and constant dripping. Icicles build mostly when air temperature drops at night.
- Leak issues on Deborah Lane
 - a. Erik discussed roof leaks and the cause of the leaks. Heat loss through roof is number one problem.
 - b. Had 4 independent roofing specialists/contractors involved and all agreed. Recommend: Put in another foot of insulation. Wrap all ductwork.

- c. Other solutions reviewed, but ruled out due to expense and possible complications.
- d. **Action item - Special meeting with homeowners needed to review options.**
- e. **Action items - Meet with board members to organize information.**