

June Little

From: June Little
Sent: Thursday, October 16, 2008 10:57 AM
To: 'Lynne Skeirik (work)'; 'Lynne Skeirik (home)'; 'Tim Miller'; 'John & Marietta Mahoney'; 'Sharon & Keith Buchan'; 'pkochhar@comcast.net'; 'Rama'; 'Orion Simms'; 'Gillian Burch'; 'terry.riviezzo@comcast.net'; 'Stephen Hallett'; 'Erik Youngren'; 'Jyoti Vora'; 'Jen Steer'; 'Sue Carabott'; 'Kathy Strevel'; 'Kathleen Strevel'; 'nnomad@comcast.net'; 'Ron Bell'; 'Tsaliba@mindspring.com'; 'Jean Shula'; 'Mark McKelligan'; 'Stephen&Susan Morrison'; 'J.DeJohn'; 'Richard Ferraro'; 'Simmons Marsha K'; 'Pattie.Metropolis@SigSauer.com'; 'contact.sri24@gmail.com'; 'live2luv@ymail.com'; aimooaimoo@aol.com
Subject: Board meeting minutes

All:

FYI, below are the minutes from the last Board meeting held on 9/25/08.

Regards,
June

The Board of Directors met at 6:00 p.m. on Thursday, September 25, 2008 at the home of Terry and Vinny Riviezzo. Terry, June Little, Kathy Strevel, Jennifer Steer and Ron Bell were present.

Past Business:

(1) Cobblestones. Need to store remaining cobblestones (approximately 47) in a safe place that does not deter from the appearance of the area. May need to buy more dust in the future. \$212.00 is left in the budget for this item.

(2) Dock. Now that we have documentation governing the dock issue and some of the criteria for rebuilding and maintaining the dock, we should establish a committee to further investigate specific options, including rebuilding and better securing the dock and the costs involved. Most likely a permit will be required for permission to sink the pilings deeper into the ground.

Before winter, Wes, Ron, Vinny, et al. should re-check the dock for safety issues.

(3) Roof Insulation. We are still waiting for a response to several questions we presented to Mike at Jackson Insulators regarding a possible fix for this serious safety/liability issue. Support for the project from Unit Owners has been mixed. We should send an e-mail to all Unit Owners regarding the status.

New Business:

(4) Annual Meeting: Wednesday, 11-19-08 or Thursday 11-20-08. June will check on available locations.

(5) Board of Directors: Two positions are opening up for new candidates. Board members agree to contact Unit Owners that would make

valuable additions to the Board. The Board of Directors as newly constituted will then decide amongst themselves as to who will fill the various officer positions for the Association.

(6) Budget: There is some surplus in the 8-08 budget. Landscaping cost will go up 5% next year, but since it is a two year contract it averages out to be about a 2 1/2 % increase per year.

The cost of our insurance is competitive.

Question whether we should establish a reserve (e.g., \$500.00) for landscaping to anticipate such things as removing and replacing dead trees?

We will contact Paul Chamberlain at Cricklewood Board of Directors to coordinate common budget items that we share with them, i.e., road, lighting on road, pump house for pumping sewer to Spur Road.

(7) Fire Safety: Unit Owners should periodically disconnect the exhaust hose from the dryer and vacuum behind the dryer to remove potentially combustible material.

(8) Landscaping: There is general overall satisfaction with the landscaping services. However, we still need to address some issues with the contractor, such as weed wacking the grass too low, blowing clippings away from the units instead of toward the units and blowing clean the patios after mowing.

(9) Temporary Storage of Items on Common Area: We need to clarify the permissible use of common areas by Unit Owners for the temporary storage of items. In all instances Management must be notified and in some instances a Unit Owner will need to obtain written approval from the Board. Ron will draft something to be distributed.

On a de facto basis, Kayaks, Canoes and dinghies have been allowed to be stored along the coast line in the areas surrounding the dock, i.e., "designated areas".

Grills and chimineas should be used (no open flames) at the end of the patio or ideally 15 feet away from the unit. When they are not in use they can be stored closer to the unit.

(10) Water Turn Offs/Sprinkler Systems: Will send out notice to Unit Owners on Deborah Lane to shut off the water to the outside spigots to prevent freezing and water leaking from burst pipes.

Query whether it would be wise/cost effective for Unit Owners on Clearwater Drive to install similar water shutoffs for outside water valves?

There are no sprinkler systems in 2 unit buildings, even though everyone still pays for the sprinkler systems to be inspected at a cost of approximately \$900.00 per year. (There has been a leaking sprinkler system in a Deborah Lane unit.)

(11) Welcome Packet: The welcome packet is being updated.

(12) Web Site: www.cpmanagement.com
Go to: Client tab
Click on: Client Login
Enter User Name: bodBRV
Enter Password: Bellamyl

Meeting adjourned at 8:30 p.m.

Ron Bell