



**Minutes HOA Board Meeting
Tuesday, October 15, 2024**

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

Residents in Attendance:

Call to Order: 6:05 pm *Lynne Partridge, Chair*

MINUTES: *Janie Stopford, Secretary*

Minutes of the 9/3/24 meeting were passed on 9/6/24 and posted to the website.

TREASURER'S REPORT: *Keith Miller*

- Account balances
- GF \$51,524
- Dock \$33,541
- Reserve /MM \$22,600
- Any unusual expenses...
- Reserve expenditures to date
- MJ Services Dock \$8,907
- River Sanchez retaining wall / Pump house painting \$2,400

COMMITTEE REPORTS

EXECUTIVE (Lynne Partridge, Keith Miller, Janie Stopford)

- Janie has decided to remain with us for another term.
- Keith will remain but is stepping down as Treasurer. We will need to find a replacement.
- We will be discussing the addition of two Board positions to help with the workload. After discussions, a vote will be held and if approved, the positions will be added to the election forms that will be prepped for our next annual meeting in February 2025.
- We have two residents in mind and will approach them. However, nominations will be accepted as part of the election process.
- The motion to increase the Board membership from eight to ten passed unanimously.
- Preparation for Election will begin: Call for nominations, timeline, Board member bios, ballots, envelopes for mailings, etc.

- **Maintenance Log:** Need to update with all items of repair eg pool, septic, well, etc. with date, repair, contractor/info, notes. Bill Custead has volunteered to coordinate this log.
- **Consider a Board Retreat:** Date tbd in new term 2025-2028. The purpose will be to:
 1. Train in GoogleDocs so that everyone knows how to access Community records
 2. Long range planning...such as sewer, septic and pool.

COUNTY WATER PROJECT Bill Custead

No report from Bob Mitchell. Design phase is still in progress.

- Consider reaching out to Bob to help coordinate additional state funding via Rep Carozza. (Lynne will do this.)

ARCHITECTURAL REVIEW COMMITTEE Andrew Davis

- Waterfront: A fall phragmite clearing will be scheduled for NOV 29 followed by a late spring clearing date TBD.

BOAT DOCK/BOATYARD Craig Costantino

- Fall water turn off to be done by Craig.
- Three owners have unpaid boatyard dues. Keith will send notices.

LAWNCARE, BURN PILE, SEPTIC FIELD, POOL, TENNIS COURT Janie Stopford,

- Pool: Estimates for (should be included in next year's budget)
 - 1. clogged backwash pipe
 - 2. converting to a cartridge system
 - 3. patio cracks Board of Health violation
 - 4. bathroom floors - need repainting
 - 5. leaky skimmer repair - waiting on estimate
 - Cost of converting to a cartridge system from our backwash system.
 - After much discussion, it was decided to hold off any decisions for repair of the backwash pipe/sand tank installation until more definitive information is gathered about the possibility of converting to a cartridge system and maintenance of that system. The contract for repair of the cracked patio (the Board of Health violation) was awarded to Chris Ramey.
- **Burn Pile:** Leaves still present. (The person thought to have put them there, denied it.) Burn scheduled for Friday after Thanksgiving (NOV 29). Consequently the pool winterization will be DEC 2, so that we have water access for the big burn.
- **Lawn care:** two estimates in process for next year. Craig has volunteered to oversee grass care next year.
- **Septic systems:** three homes on Marina Drive to be pumped in December.

- **Tennis Courts:** There was much discussion about the use of the tennis courts—boat storage versus family multi use. It was decided to let Matt Taylor and John Rego investigate options and present to the Board.

WATER SUPPLY Lynne

- A few minor reports of metallic smell are being addressed, but otherwise no major issues...
- **Update 10/15** Met with Keith from Sharp
 - Smell was due to a crack in the chlorine pipe which leaked on the floor. It was not getting into the water and has been fixed.
 - Clean up: Sharp will remove plastic bags.
 - We need to remove the two compressors and wooden table to make more room inside. The working air compressor will be offered to Matt Taylor. The old one can go to the junk guy.
 - Only two of three softeners are online, they are so old we cannot get parts for them.

NEW BUSINESS

- Pipe break at town house #40: resolution... Deppe Bros will repair on Wednesday 10/16 8 am. A representative needs to be present to determine where the break is to consequently decide who is responsible for payment – the owner or the HOA.
- Boat in front of Townhomes A ... has been removed, as has the canoe.

Meeting Adjourned: 7:38pm

