



**HOA Board Meeting Minutes
April 8, 2025**

Board Members in Attendance: Bill Custead, Andrew Davis, Lisa Smith, Lynne Partridge, Becky West, Patty Pino, John Rego
Janie Stopford and Keith Miller

Residents in Attendance: none

Call to Order: 6:03 pm Lynne Partridge, Chair

MINUTES: Lisa Smith , Secretary

Lynne announced that the vote to approve minutes from meeting were approved 2/23/25 and posted to website

ANNOUNCEMENTS:

Bank accounts and office equipment transferred from Keith to Patty, HOA Drop Box installed near mail boxes. Mailbox for HOA will have writing on it for HOA

TREASURER'S REPORT: Keith Miller (Patty Pino will be assuming this position)

All Dues collected to date, Fiscal year March 1st to Feb. 28th

General Fund: \$35, 077.00

Boat Dock Fund: \$33,531.00

Money Market: \$18, 270.00

Surplus \$24,000.00

- *Savings were in large part due to insurance and less repairs to the well water.*
- *The Finance Committee will look at making resolutions for incorporating the reserve study recommendations with our budget.*

COMMITTEE REORGANIZATION: 2025

EXECUTIVE : Chair- Lynne Partridge, **Treasurer-** Patty Pino, **Secretary-** Lisa Smith

Finance Committee: Patty Pino, Becky West, Jeff Stopford

Changes to accounting procedure recommended, review how things are done to finance repair of well water. John Rego to reach out to Marybeth for assistance in this research.

Web Design/Communication: Craig Costantino, Lynne, Becky

Well: Lynne , repair/replace what's needed for good water for at least 2 years/ explore new well, 3 estimates coming for repair of softeners to maintain well water for the next 2 years or so until public water is available

Lawncare: Multiple Bids submitted, Shorecut chosen to do lawncare (Janie will reach out to River regarding mulching, weeding, move sign, and drainage ditch work)

Pool: Janie (Memorial Day opening)(Pool closes 2 weeks past Labor Day)

Tennis Courts and Kayak/Paddle Board Storage: John Rego offered to head a project for kayak storage near the boat dock with donated materials. Bill Custead will provide pictures of a nice one in White Horse)

Boat Dockyard: Craig and Janie

Septic Field/Pumps: Janie (pumping June to June)

County Water Project: Bill

Architectural Review: Andrew and John(letters to go out to residents for requested repairs)

Warehouse: Craig , (drainage work to be done)

Burnpile: Craig & Janie (Pictures to show how to add brush to burnpile)

Board Documents: Becky (keep Google Docs up to date with all documents, receipts, repairs, Maintenance records. This system will be in place to allow for future board members to obtain records easily and all in one place.

Infrastructure Planning: Lynne, Bill, John, Andrew (to develop long range plans for replacement of the dock, future pool replacement/repairs, septic system repairs/replacement (group to meet August 2025)

Bylaw Review: Lynne (Need a small group to review the bylaws and update to bring rules up to today's standards)

WETLANDS: HOA to take back control of regulating how wetlands will be maintained. The Board has adopted a new wetlands policy and established a Buffer Protection committee to oversee scheduled maintenance of invasive species. No homeowner will be allowed to cut or trim anything in the buffer zone. A fine of \$500 will be charged to anyone who cuts or trims anything in the buffer zone/HOA property. Signs recommended to enforce wetland protection.

Driveway/Dumpsters: Bill Custead, (fence recommended behind dumpsters to contain trash) Plowing is not recommended for snow in the future as it removes too much gravel.

If any residents want to join any of these committees, please contact Lynne. All help is greatly appreciated.

NEW BUSINESS:

Gordy Fence was properly permitted and approved
HOA Wetlands to be removed from allowing Duck Hunting
Next meetings scheduled for 6/10/2025, 8/12/2025, 10/14/2025

Meeting Adjourned: 7:45pm

