

BOARD OF DIRECTORS MEETING MINUTES

April 9, 2015 6:31pm

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1. Call to order. Salute to flag, and Attendance

The meeting was called to order at 6:31pm.

Board members present: Donna Rollins, Angella Sears, Kay Wallace, Liz Peacan, Shirley Baker-Stewart, John French, Ron Scovil, & Peter Bartlett, representing 8 of 9 filled Board positions.

Members & Guests present: Four Member households signed the sign-in sheet

2. Secretary's Report (Liz Peacan)

i Correspondence Report: Two letters mailed regarding Comcast

i Acceptance of March 12, 2015 BOD meeting minutes and Acceptance of March 12 Special Membership Meeting Minutes: Peter Bartlett motioned for minutes to be accepted as presented, Donna Rollins seconded. Motion passed

i Street Captains: Discussed resurrecting the Street Captain program, and other volunteer committees. Donna Rollins approved "putting out feelers" to see what level of interest there is in the community. Member Lorraine Butler (5 Chestnut Cir) offered to be a Street Captain, as did Jim Stewart (220 Redwood) and both are interested in the Dogwood/ Chestnut Loop.

3. Treasurer's Report (Angella Sears)

i Acceptance of February 2015 Financial Statements: Angella didn't get a chance to review the financials with the Finance Committee this month. Kay Wallace made a motion to table the February 2015 financial statements until next month. Liz Peacan seconded. Motion passed.

4. Maintenance Report (John French)

i Road updates: Received 2 estimates for road repairs: \$7,800 from Sam Cooper & Son, and \$5,450 from William Young. Question as to where the funds would be coming from. Angella replied that "probably from the savings account, as there's a budget item for "culvert repair." Donna proposed to vote to accept an estimate; Kay motioned to award the contract to William Young. Shirley seconded. The motion passed and the contract was awarded to Young.

i Committee updates: The first of the 2 committee meetings already took place and it went well. Spring cleanup is scheduled to begin May 9 and continue into June. Would like a notice at the mailhouse. Magoon will be called to begin looking at what trees in the park require work – a notice for residents to drop a note in the rent box would be needed. Some concern over 3 Dogwood – they took down their own tree. Asked when work can begin on the Butler home (5 Chestnut) and Lorraine agreed that May is good for her.

5. Vice President's Report (Kay Wallace)

i Membership Applications: Membership was approved for 319 Redwood & property closed on March 23. The home at 70 Chestnut has accepted a purchase agreement.

i 2014 Financial Audit: Working with Steve Drouin, and almost complete. Question as to whether Gus Pirnie is remaining on the Capital Improvement Committee and Finance Committee.

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- i Rule Review Committee: Meeting set for Monday April 20 at 10am. Also, there will be a Park Inspection on Thursday April 30 at 10am. Requested a notice at the mailhouse.
- 6. President's Report (Donna Rollins)**
 - i Actions taken outside of regular Board meetings:
 - Late fee waived. Angella requested to discuss this further in Executive Session
 - Interest received on the soon-to-be vacant lot at 89 Pine Ridge. Mitchells have been advised that their membership fee of \$1000 will go to FHC towards home demolition. They are supposed to be placing a letter outlining their status in the rent box
 - i Well Update: Wells # 3 & 4 are still offline and not needed, as tanks are filled to capacity. There are 50,400 g/day going in and between 28,000 – 32,000 g/day going out. The billing for the well work has come in under budget: Horizon estimated \$10,000 and billed \$6,000. Gilford Well quoted \$30,000 – \$35,000 and has billed \$21,000. The DES has to wait 90 days for testing, but thus far all is okay. Because the water coming in is so clean, we will likely save on filtration media too.
 - i Street Sweeper: Donna called for a vote on expending \$1,430 to have the sand swept by Mike Rabbitt. Peter Bartlett seconded the motion, which passed unanimously.
- 7. Membership Forum**
 - i Member Mike McCarthy (24 Chestnut) asked what is happening with trash pickup, as his home was missed several times. He declined to have maintenance come by and get it, but agreed to call Kay if it happened again
 - i Member Mike McCarthy discussed the tree by the mailhouse. Magoon should be engaged to get it down, but then the maintenance crew could cut it up and clear it out.
 - i Member Doreen Scovil (8 Dogwood) asked about getting another concave mirror on the pole across from the shed, as it is difficult to negotiate the turn. John French found one in a supplier's catalog for \$136, and will purchase it.
- 8. Executive Session**
 - i Donna Rollins made a motion to go into Executive Session at 7:31pm. Seconded by Liz Peacan. All in favor. Executive session convened
 - i No minutes
- 9. Reconvene Regular Meeting and Adjournment**
 - i Ron Scovil motioned to vote to grant permission for use of the park truck for personal business the first weekend in May. John French seconded. Vote was in favor contingent upon only insured drivers being behind the wheel.
 - i Angela Sears motioned to vote to advise a Member to execute an agreement directly with Hodges regarding an anticipated late payment of rent. Liz Peacan seconded. Motion passed
 - i Kay Wallace motioned to adjourn, Shirley Baker-Stewart seconded. Meeting adjourned at 8:09pm