

# Board Meeting

Sunday, Dec 4, 2022

## Attendees

Rob, Lee, Sarah, Bill, Bob, Greg

Called to order at 11:05 am

Lee read minutes from last meeting and they were accepted into record after the following:

- Weed concern along Marine is no longer a concern according to Greg
- Sprinkler issue resolved by homeowner, lot 5
- Agreed to not pursue a property mgmnt company with the new board in place but, we will discuss more about that in the main agenda
- Lee completed erosion research and will share shortly
- Yes, still need to consider a cattail burn/mitigation in Spring
- Yes, may consider a flexible Spring watering schedule to manage the low pressure sprinklers
- Greg confirms one can drive a truck along his easement to access ponds
- Rob did update the email access
- Lee completed sealing work with the County

## Main Agenda

- **Riverbank erosion proposals**
  - Lee submits proposals for erosion control along the riverbank behind lots 11 and 12
    - Lee and Rob met him onsite and he can start in a few days from estimate approval
    - 50% due up front
    - Access will go through Bill's, lot 11
      - HOA has agreed to pay for damage that may occur to the property by the contractor
    - Rob confirms the requested amount is available
    - Lee will ask about digging out the cattails too while there's a mini excavator back there
    - Agree that the entire area along the river will need to be monitored even after the work is complete, especially in Spring run-off
    - **Bill requests vote**
      - **All board members are in favor of the amount and moving forward with the work**
- **Budget/Reserve fund**

- Rob reviews the amount in checking and the reserve account
- Rob reviews what the reserve fund is meant for: community emergencies
  - The erosion work does not count as an immediate community emergency
- **Raising HOA dues**
  - Mike Shuttlecock consulted, he runs an HOA off Woodgate that are \$350 per year
    - Meant to compare between what we pay and what similar communities pay
  - Dues have not been raised in 16 years
  - What would we use the extra money for? What is the cost of inaction?
    - Bill, Sarah and Rob would like justification, a Needs Analysis
      - Greg will provide the previous Needs Analysis to the Board
    - We could create a 3-5 yr plan on what spending we may need in order to justify raising the dues
    - We all agree that we need to take the matter to the community
  - A reminder that the Board may raise dues no more than 10% per year without a community vote
- **Amendment 4**
  - Was this ever filed?
    - No. It was drawn up and prepped to file after the survey and vote last year
      - Late votes were unable to be counted and the amendment did not pass
    - Board agrees to review this file, edit if necessary and put it back up for vote with the residents
      - The intention of amendment 4 was to refresh outdated items in the bylaws and covenants so that they better represent the current community and to reduce the amount of violations, in general
      - Board needs to send Lee all notes, comments before the next meeting
- **Management Company?**
  - Item needs more discussion and the queries that were made created more questions
- **Manholes**
  - It was discovered that the manholes in front of the river path entrance and the detention pond can be removed easily and are not secure
  - This poses a safety issue to all residents, as well as, potential for legal action should an accident occur
  - Lee contacted multiple agencies and it was found that the County is responsible
  - Jersey barriers were suggested, which everyone agreed was unsightly
  - Could we get them to finish paving that part of the road? Unlikely, they have no reason to put resources there until needed
  - Spray paint, signs?
    - Yes, spray paint

- Lee may continue to follow-up with the County to see if they will pave them in
- **ARB**
  - Need one more person
  - Someone suggested Randy, lot 31
    - Lee will follow-up
- **Other**
  - Dues letters need to go out soon. Sarah and Bill offer Rob help to prep
  - Rob or Lee will email residents alerting them to look for the invoice in the mail in the new year
  - Water rights and the ponds
    - Might need to consider the reserve funds for legal costs if Matt Miles decides to negatively pursue our water rights
    - Greg mentions we could consider getting an exception to the ponds and establish the area as a wildlife sanctuary
    - Should consult a state water expert
    - Greg volunteers to research this avenue
  - Newsletter suggested
    - Quarterly?
      - Meant to be informative about considerations from the Board
      - Increase resident engagement
      - Event announcements, like clean-ups
      - Spring and sprinkler info
      - General information that affects where we live
  - Still need a solution to store common items
    - Common items are any tools, equipment or other that may be needed to use on common areas within the neighborhood
      - Biggest items here are probably landscaping-type tools
  - A one-page or cheat sheet for both current and new residents suggested
    - Would be helpful to inform on proper ARB procedures and the most common scenarios that may need approval
    - Provides a helpful guide to residents when planning landscaping and housing projects
    - Reduces violations

Meeting adjourned at 12:28 pm

Sarah K  
Interim Secretary