

2010 Oct. 23rd Annual Meeting Minutes

Board Members In attendance: David Hulick President and Dave Wollenhaupt, Treasurer. Absent were David Halperin, Secretary and Frank Sciannella, Vice President. Ward Kuhn, legal counsel, was also in attendance

Meeting was called to order by Dave Hulick at 10:35 AM with a quorum of 51 owners either in person or by proxy, 48 is required.

Approval of the 2009 Minutes that were revised and corrected Feb. of 2010. Jim Sills made a motion to approve the minutes, Barry Bennett seconded the motion. Motion passed with out objection except for an amendment on page 5 as follows: "Trina Ball made a motion to establish a 4 person board."

Highlights of activities for 2010 include:

1. Voting for the signage amendment, which did not pass.
2. Road inspection and steps taken to delay replacing the roads at a potential cost of \$200,000 included; killing weeds in the cracks on the road, shoveling sand off the roads and the drainage areas, and hiring Black Magic to seal cracks in the road.
3. Publication of all the board minutes and several newsletters.
4. Formation of an invasive species advisory committee headed by Jim Sills to look at long term approaches.
5. Significant work by Dave Hulick and others on the consolidation of bylaws, putting all three amendments into one document.

Report by Jim Sills as head of the invasive species advisory committee.

The committee recommends that the common spaces not be mowed this fall. Mention was made of the weed wrench purchased by the association for all to use to remove some invasive species, including their roots. It was recognized that not mowing the common spaces may be the opposite of the bylaws stating that private lots should be "maintained" at least once a year. It was recognized that having a plan to deal with the remains of vegetation cut has not been formalized although for now cuttings are being put behind the large stand of lilac bushes in the orchard open space. Jim Sills recommends the association have a library of material for owners to access information regarding invasive species control. Carolyn Wollenhaupt mentioned that if Black Locusts (scrub growth) are mowed several times a year they will not come back. Joe Ball mentioned that poisons used to kill invasive species might affect ground water.

Architectural committee. Has no report for 2010. Peggy Schous, Evan Murray, Deb Sills, Barry Bennett and Roberta Hanson have volunteered for the 2011 committee.

Association Well and other feedback. 80% of people responding to the question of replacing the well replied that we should wait. Planting for the front garden will take into consideration the lack of a regular water supply. Other owner feedback was discussed and illustrated on a spreadsheet prepared by Dave Hulick.

Snow Plowing. Joe Ball had concerns about the snow plowing on the turnaround at his driveway this past winter. It was requested that if there is a problem during the snow season that owners contact the board.

Discussion of bylaw amendment process. Existing bylaws state that a supermajority of 2/3rd in number (54) lots need to vote yes to pass a bylaw change proposal. This number includes lot owners not in good standing, meaning lot owners that are behind on their dues. However lot owners not in good standing cannot vote so their vote in effect defaults to a no vote. This situation makes it next to impossible to change bylaws as long as there is a significant number of lots not in good standing, as is currently the case. Our Attorney Ward Kuhn stated that typically supermajority requirements exclude lot owners that are not in good standing.

James Sills makes a motion to direct the board to pursue a full member vote in 2011 to amend the bylaws to exclude lots not in good standing from being counted in the required 2/3rd supermajority requirement. Pieter Schous seconds the motion. All were in favor and the motion passed.

Joe Ball made a motion to direct the board to pursue a full member vote in 2011 to amend the bylaws to exclude lots not in good standing from being counted in the requirements for association meeting quorums. Bernie Meehan seconds the motion. All were in favor and the motion passed.

Treasurer's Report. The Treasurer's report was presented by Dave Wollenhaupt. Expenses are reported on a calendar year basis so the expenses reviewed only included 2010 expenses through October 18. Major expenses incurred were discussed including the \$1995 for road patching and repair. No questions were raised after reviewing expenses. The budgeted expenses for 2011 were reviewed. Dues are to remain at \$300 per year. It is estimated that \$30 out of each owner's 2011 dues will be added to the road reserve.

New business included discussions about marketing, Face Book, fence repairs and the orchard.

2011 Board Nominees. Bernie Meehan nominated Dave Hulick, David Halperin, Cathy Weissblatt and Jim Sills for the 2011 Board. A motion was made by Michael Shaughnessy and seconded by Pieter Schous to close nominations. Motion passed. Motion passed for the election of the four 2011 Board members.

Adjournment. James Sills made a motion seconded by Bernie Meehan to adjourn the meeting at 12:30. Approved.