



**Board Meeting Minutes**

**7:00 PM 5/28/24**

**Minutes recorded by:  
Ryan Neenan**

**Board Members Present:**

Vice-President – Mary Ann Lewis;  
Secretary – Ryan Neenan;  
Treasurer - Alissa Weiss;  
Standing Member – Ellen Geis;  
Alternate - Bob Geis, Kevin Duddy, Josh Karausky;

**Not Present:**

Sgt Arms - Lou Lombardo;

**Non-Board Present:**

Rebecca Rivera (ARC Committee)

1. Call to Order: 7:06 PM.
  - a. The meeting was called to order by Ryan Neenan.
2. Prior Meeting minutes were approved via email on April 18. Motioned by Lewis, Seconded by Lombardo.
3. PCCD Issues (Neenan)
  - a. The Board received a few notices from PCCD about NPDES violations (addressed with individual owners) In addition, there was a complaint about random piles of dirt in one location.
  - b. The owner is working on the dirt pile issue and we have received no further correspondence from the PCCD
4. Budget Proposal and Vote (Weiss)
  - a. Budget last year was our most expensive, due to Spongy Moth and NPDES, and we were in the Red for the first year ever. However, partly due to the work done for the NPDES renewal, our overall expenditures were \$9000 less than budgeted.
  - b. Next Year’s Budget will contain a large budget for Road Maintenance (5 Major Areas), new gates for access roads, and a new sign for 402 Entrance.
  - c. A discussion of Dues was had by those present.
    - i. Dues have only risen \$25 in 15 years, and rising costs and the looming threat of Spongy Moths returning and the eventual resurfacing of the entire community looms.
  - d. In addition, Weiss asked to move to a credit card / PayPal based option for dues payments. Paying with a check will still be an option, this is in addition. While this makes it easier for Property Owners to pay, it does come with a surcharge of 2.9%
  - e. Weiss moves to approve budget.
    - i. Lewis seconds
    - ii. 4 YEA – 0 NAY (Lombardo Absent)
  - f. Lewis moves to raise dues to \$350 starting with this year.
    - i. Weiss Seconds
    - ii. 4 YEA – 0 NAY (Lombardo Absent)
  - g. Weiss moves to include Credit Card Payments
    - i. Neenan Seconds
    - ii. 4 YEA – 0 NAY (Lombardo Absent)

- h. E. Geis has agreed to study under Weiss to learn the procedures and software needed to successfully manage the Associations Funds.
- 5. Public Works Committee (Geis/Duddy)
  - a. Gates have been installed at all four locations.
  - b. New Road Signage is a top priority and will be decided upon at the next board meeting following the Annual Meeting. Signage will include a flip option to enforce the Winter Thaw next spring.
  - c. Winter Thaw – The Board will implement a Winter Thaw Road restriction at the next board meeting following the Annual Meeting. This is to protect our roads and prevent long-term damage.
- 6. ARC (Rivera/Neenan)
  - a. The ARC Handbook has been updated to clarify language and requirements, and to emphasize the 1 Year Build Time Limit. These changes will be presented at the Annual Meeting
- 7. Annual Meeting Agenda/Details
  - a. The board discussed the organization proceedings of the Annual Meeting set to be held on June 8<sup>th</sup>.
  - b. A discussion was held about the procedure to increase the Board Size from 5 to 7. The Board agrees that should enough interest be present, the Board should increase to a size of 7, keeping it odd to avoid ties in voting.
- 8. Adjournment: 8:27 PM
  - a. Motion by Neenan, Seconded by Weiss

Respectfully Submitted,  
Ryan Neenan  
Secretary