



Board Meeting Minutes

6:30 PM 6/2/26

Lewis Home

Minutes recorded by:

Mary-Ann Lewis

Board Members Present:

President – Ryan Neenan

Vice President – Josh Karausky

Treasurer – Alissa Weiss

Secretary – Mary-Ann Lewis

Sgt. Arms – Lou Lombardo (virtual)

Members – Kevin Duddy, Ginny Brennan

ARC Committee – Ron Sokol

Not Present:

Alternate – Bob Geis

Non Board Present:

1. Called to Order at 6:40p.m. by Ryan Neenan
2. Board Meeting minutes from 2/10/26 were approved by the board via email on 2/14/26 and the Special Board Meeting minutes from 3/11/26 were approved by the board via email on 4/3/26.
3. **Old Business** (Ryan Neenan)
 - a. Ryan updated the board regarding the school busses pulling into the parking lot. The Dept. of Transportation was notified that the driver was not pulling in as required. They will be letting the bus driver(s) know they must pull into the lot to load and unload students.
 - b. Kevin spoke with CatmanDo regarding snow pile ups at the entrances, making it hard to pull out safely. CatmanDo will make sure this won't happen moving forward. If we experience a large snowfall, they will bring in a front loader to move the snow and we will be billed accordingly.
 - c. The Weight Restrictions Signs were removed on April 12, 2026.
 - d. The Spring Newsletter was sent out via email on April 17, 2026.
 - e. Crack Sealing of all the roads began April 21, 2026. The company had to return and refill some of the cracks a couple of times.
 - f. In May, Forest Landscaping Company cleaned a section of the drainage ditch along Blue Heron Way toward Decker Creek Road that was getting clogged and removed a large shrub at the corner of BHW and Decker Creek Road that was also interfering with water running through the ditch.
 - g. Ryan uploaded the Special Board Meeting minutes and is doing some research on a more interactive Message Board for the website.
4. **Committee Reports**
 - a. ARC (Ron Sokol)
 - i. No new activity to report. Land is being cleared on Wedgewood and there are two other homes under construction, one on Blue Heron Way and the other on Decker Creek Road.
 - b. Finance (Alissa Weiss)
 - i. As of 6/2/2026:
 - ii. Operating Account - \$161,217.15
 - iii. Social Comm Acct. - \$529.74
 - iv. Money Market - \$25,511.40
 - v. Alissa sent out late notices to those who haven't yet paid.
 - vi. The final 2026-2027 Budget will be sent to the Board for Approval and will be presented at the Annual Meeting.

- c. Social (Mary-Ann Lewis)
 - i. Two new residents received Welcome Baskets.
 - ii. The committee will be hosting a light lunch immediately following the Annual Meeting.
- d. Public Works (Kevin Duddy)
 - i. In May, the Water Tank Alarm went off again. Kevin reset the battery and it is currently working properly. He was not sure what set it off.

5. New Business

- a. A discussion ensued regarding final plans for the Annual Meeting.
 - i. The following board members are up for election: Kevin Duddy, Josh Karausky, Ginny Brennan and Lou Lombardo.
- b. Ginny, Alissa and Lou presented several options to the Board regarding our 10-15 yr. financial plan for Road Maintenance. All options were discussed at great length. The Board was in agreement to try and avoid a large assessment, instead have yearly increases.
- c. Alissa made a motion to create a Road Maintenance Reserve Account, from which all ongoing road maintenance will be pulled from annually. The other portion of the funds will be put into CD's or T-Bills to allow the funds to grow for future costly road repairs. Dues will be lowered to \$300 since road maintenance has been extracted, and the Reserve Account will begin at \$400, with a fixed annual increase of \$75. There will be one bill for \$700, showing the breakdown of dues and reserve account, for 2026-2027 budget year. The fees will be reassessed by the board annually. Ginny seconded the motion, and the vote carried in favor of the motion 7-0.
- d. There will be a PowerPoint presentation from Kevin explaining the conditions of our roads and the future plans to maintain them. Alissa and Ginny will present a Power Point regarding the financial end of the projected road repairs.

6. Next Meeting – The Reorganizational meeting will take place in July. Ryan will send available dates.

7. Adjournment. – Meeting was adjourned at 8:50p.m. by Kevin Duddy and seconded by Lou Lombardo.

Respectfully Submitted,
Mary-Ann Lewis
BHW Board Secretary