



BOARD MINUTES

DATE: Tuesday, June 14, 2022
TIME: 4:00 pm
LOCATION: Via Webex
BOARD ATTENDEES: Bennett Nolan, Mark Briggs, Terri Robinson, Sam Smith, Chace Peeler
STAFF ATTENDEES: Elise Siegler, Jacob Thew, Kent O'Neal

Bennett Nolan called the meeting to order at 4:05 pm.

APPROVAL OF MAY 19, 2022 BOARD MINUTES:

Terri moved to approve the May 2022 Board Minutes and Mark seconded the motion. The motion was approved unanimously.

PRESIDENT'S REPORT:

Boundary Issue

Bennett reported that the draft boundary Settlement Agreement included Recreational Management, Inc. (RMI), but it is unclear if other parties need to be included. He recommended that he and Terri meet and try to resolve this and as many other issues as possible. Any remaining issues would be brought to the board for resolution and a vote to finalize the Agreement.

PROPERTY REPORT:

Jacob reported that Riddell is half-way through completing the painting on building 232. Jacob has contacted Clayton Pauley Painting for a quote on additional buildings. Five buildings have been approved and the POA will consider contracting for an additional 3 buildings (279, 280 and 288 Vista Drive) depending on available funding, prioritization of projects, and availability of painters.

Jacob reported on the pool quote for \$125,200 from Backyard Creations. Elise will email the quote to the board. Terri will contact Bill Barnes regarding contributing to the repair/replacement expense.

The Betterment Policy Draft will be revised to include verbiage addressing parking sign requests and any general alterations/improvements costing \$1,000 or more. Terri will submit the revised draft to the board for approval.

Kent reported that his crew is weed eating and blowing debris. Kent reported an instance where two Unit Owners were not in agreement about work to be done. The board decided that in such instances, the Unit Owners should submit a work order which will be screened by Mark to determine the need for Board involvement.

OFFICE MANAGER REPORT:

Elise reported that Ronny Mann is assisting with the NYPDES renewal Application. Terri moved to approve retaining Ronny through 2022 unless circumstances dictate otherwise, and Sam seconded. The motion passed unanimously.

The board discussed asking an engineer to assist with reviewing the work on the 24 Blue Bird decks. Bennett and Sam will contact their friends who are engineers to assist with this.

Jacob reported that 14 pavers/wheel stops have been ordered for the Pine Cove parking lot.

Mark reported that the B&L paving quote to re-asphalt the office driveway (\$1,050) did not include Werneke's quote to dig it out. Total expense is \$1,600. Terri moved to approve the proposal and Mark seconded. The motion passed unanimously.

Mark reported that the B&L proposal also included a quote of \$4,725 to re-asphalt the end of Vista Drive. The Werneke quote to dig out was \$920 for a total of \$5645. Mark moved to approve the Vista Drive proposal and Sam seconded. The motion passed unanimously.

Jacob will get a quote from Werneke on removing the asphalt on the Phase III tennis court.

INSURANCE REPORT:

Terri reviewed the updated insurance policies. Terri moved to approve the procurement of a \$1 million umbrella policy to apply to the HEPOA,LLC policies and Sam seconded. The motion was unanimously approved.

Elise reported on the two chimney proposals. Bennett moved to approve the Chimney Doctor proposal and Mark seconded. The motion was approved unanimously. Elise will alert the Chimney Doctor that there will likely be a few less than the 192 chimneys reflected in their quote and confirm pricing remains the same.

Bennett suggested that Elise include the chimney information in the newsletter with the option to opt out by a specific date. Opting out would require proof that they the unit owner had their chimney(s) inspected by a qualified party.

Elise will email Cynthia and Tona with BHC Insurance about the chimney inspections to determine whether there are any guidelines or requirements.

The Pool and Quiet Hours were discussed. Terri moved to make the Pool hours 9 am to 10 pm, and Mark seconded the motion. The motion passed unanimously.

Elise reported that the Entergy meter sockets on 147 Vista Drive were damaged due to old age and Summitt's Circuits had temporarily repaired them and ordered the parts to replace them. Jacob will determine whether it makes sense to keep some of these parts on hand.

Elise reported that Bates Sales & Service will inspect and clean Unit Owner dryer vents. The invoices will be paid by the POA, and Unit Owners will be charged for reimbursement. The

information will be posted on the website and in the newsletter with the option to opt out if a unit owner shows proof that their dryer vent was serviced within specified service period. Jacob will look into the cost and complexity of separating dryer vent pipes that are conjoined between two Unit Owners.

Elise reported on Mountain Harbor's request that all renters be treated consistently and provided similar information. It is unclear what information/rules rental units not managed by Mountain Harbor are providing to renters. Elise will draft a brochure for the Board to approve. Elise will draft vehicle mirror hanger cards for renters to identify their vehicles and the unit rented. Mirror hangers for owners may be considered.

Jacob suggested that adding gutters on the front of certain buildings could be a way to reduce the moisture under the buildings. Terri questioned who would be responsible for the cost. Jacob will look for additional information and get a quote on installation.

The 24B BB Betterment Request to add the spiral staircase to the deck was reviewed. Terri moved that the request be denied. Mark seconded the motion. The motion passed unanimously.

The 36E SC Betterment Request was reviewed, and Jacob will develop a sketch of the proposed roof extension and give it to Mark for review. After the meeting Jacob provided a picture and an email vote was taken. Terri moved to approve the request and Mark seconded. Terri, Mark, and Sam supported the motion.

The Abbi Holder Betterment Request for two parking signs was reviewed. Mark and Jacob will look at parking conditions at the building to determine whether two signs are appropriate. Elise will email the request to the board for review.

ADJOURN:

Terri moved to adjourn the meeting at 5:45 pm, and Sam seconded with unanimous support.

Board President

Date

Board Member

Date