

BK Exec Committee Meeting
Aug 19, 2007

1. Treasurer's report
 - a. We are OK but running very tight and need some more leeway
 - b. Need a cushion for the unexpected
 - i. '06 appraisal
 - ii. sewer repair
 - iii. lookout repairs
2. Water (Ask Bart)
 - a. Need map of pipes, regional and household shut-off's including the Gold Coast (so that if future flooding, we can know where to stop it)
 - b. Discussion re: water charges to Gold Coast and Camp David
3. BK Road: Waite offered to repair road along with his driveway and Hubble's. Mark said, "OK".
4. Beach: No boats may be moored, rested or serviced on the beach.
5. Grounds: Grub control needed.

(There may have been more but I think I stopped taking notes.)

BK Association Meeting
August 19, 2007

1. Minutes read and approved
2. Shirley: Thanks to departing BOD members and to Donna
3. Nominating Committee (Joann)
 - a. Pres. Shirley Levy
 - b. VP Judy Luskin
 - c. Treas. Don Gordon
 - d. Secretary: Judith Kronos
 - e. At Large: Julie Siegmund (1yr)
 - f. At Large: Hank Behar (2yrs)
 - g. At Large: Chuck Gold (2yrs)

Thank you to current BOD voted in

4. Treasurer's Report
 - a. Ok for now (this year) but VERY tight
 - b. Infrastructure is deteriorating – last year we were just eking by.
 - c. BOD Recommends \$3200/family to include a leeway (we must have 2900/family)
 - d. Discussion:
 - i. Budget should reflect the needs vs. have a reserve for freer expenditure.
 - ii. Keep budget in committees so that each use does not have to be debated.
 - iii. Question whether we already have a reserve
 - e. Motion to accept the budget was tabled until after committee reports.
5. Tree Report (Bob Maddox respectfully resigned) – Michael Silver
 - a. Tree removal used up the entire tree budget
 - b. Acorn – spraying was done at the end of June early July on schedule. Will do another in the fall.
 - c. Walk thru with Acorn revealed three critical issues:
 - i. Norway Spruce near the Levy house has to come down.
 - ii. Elm at the Lake needed treatment (done)
 - iii. Dead wood on Spruce at Gordon's needed attention

- d. Committee membership change: Michael Silver to chair, Judy Luskin, Tricia Scheines, Grace Glasser and Fred Siegmund
- e. Looking at Arborist choice for the community
- f. Discussion re use of money and arborist with input to the committee from the community.
- g. Special assessment for tree removal of \$175/family was approved 14y:1n:2ab

6. Grounds Patty Silver Her notes verbatim

- a. Woodington continues to be the bargain of the century
- b. Repairs made by Gary Shenkel are not acceptable. Patty will be supervising the re-repair later this month, to be done by others. If there are damaged areas that anyone would like to bring to her attention, please come to her after the meeting.
- c. Comments from the June meeting:
 - i. The committee will be recommending an approved vendor for lawn repair – it will not be Shenkel
 - ii. Patty would like to suggest an alternative to having homeowners and their contractors be responsible for repairs:
 1. any homeowner intending to do work that will involve trucks entering the property should advise the Grounds Committee as early as possible – contacts and schedule
 2. Grounds Committee will attempt to coordinate (if necessary) the schedules and access routes so that we can minimize impact to the property.
 3. “Damage” deposits will be held in escrow thru the winter and repairs will be made by the committee on behalf of the homeowner. Any excess will be returned to contributors.
 4. This proposal was approved by the community

- iii. The “Lawn” at Breezy Knoll is currently approximately 10% grass and 90% weeds, clover and crabgrass. According to Woodington, the root system of our grass has been severely damaged by grubs, organic fertilizers and the milky spore that has been used to attempt to control the grubs. I have spoken with a few experts and we can resurrect our lawn. There are approved herbicides and fertilizers that will not negatively impact the lake. Over the winter we will be researching our options and we will be making a report and proposing a plan for implementation t the next meeting.

7. Waterfront – David Schorr

- a. Beach Sand was put in, on budget and is stable
- b. Mark Hyner repaired the wooden stairs beautifully
- c. Swim area
 - i. Buoy placement is to be planned
 - ii. Reveiwed new safety equipment
 - iii. Need new anchor and line for raft
- d. Boat Dock:
 - i. Storage plans need improvement
 - ii. We are planning a better installation of the fingers (involves greater cost)
 - iii. Consider repeated readjustment of fingers.
 - iv. Please maintain your boat slip – call David if changes
 - v. Remove boats after 10/1 if possible.
- e. Beach
 - i. No boats are to be stored, moored or serviced on the beach
 - ii. Please donate beach toys

8. Playground (Lilz Scheines)

- a. Ropes are stable for now, may need replacing next spring
- b. We have a new bench

9. Garbage – Hank Behar

- a. Garbage contract is currently stable

- b. Dumpster doors need to be replaced
- 10. Tennis – Hank Behar
 - a. Umbrellas are stable
 - b. Tennis contract is stable
 - c. Lights to be turned off at 12mn
 - d. Need new balls
- 11. Shed – Brian Berger
 - a. Needs:
 - i. Repair drain,
 - ii. replace gravel
 - iii. shed management
- 12. Social committee –
 - a. Ice cream picnic nor Sunday of Labor Day Weekend
 - b. Karen and Tricia to plan
- 13. Other:
 - a. Tennis 4th annual benefit will be Sat of Labor Day Weekend
- 14. New Business
 - a. Gratitude extended to Bart Smidt and Mark Hyner’s son in law for management of water disaster
 - b. Think about owning a defibrillator for thye the spring meeting
 - c. Cut parking lot bushes (volunteers recruited)
- 15. Treasurer’s recommended Budget was voted on and accepted.