

1. Welcome from President. Hershman gave proxy to Brian B. and Glasser gave proxy to David S. Gold family not present.
2. Minutes from 6/24/13 meeting approved without changes.
3. Congratulations and the Bloom and Siegmund/Moreland families on the imminent marriages of their daughters. Congratulations to the Scheines family on the engagements of Robin and Emily. Finally, congratulations to Mike and Jackie on the upcoming birth of their first child.

4. Committee Reports

- a) **Treasurer (Judith):** 2013 expenses anticipated to come in on or under budget. The \$10k Emergency fund remains intact. The budget for 2014 will be \$5k less, however a capital expense line of \$2k was added for tree planting which we will need to approve with a separate vote requiring a 4/5th majority. Charitable contributions are unchanged in next year's budget
- b) **Defibrillator (Hank):** Certification class may or may not happen due to community interest. Linda Halpert (RN) will conduct a defibrillator/CPR class on 8/25/13 on Karen H's deck at 11:30am. This is not a certification but will act as a good refresher class. Defibrillator pads have been replaced.
- c) **Docks and Waterfront (Brian):** The small repair to the stone wall is holding up. Thanks to Mark H. for trimming bushes. A path between the beach and the swim dock to be delineated by Karen H. and Brian B. to avoid trampling her garden, bushes or a stored boat. Brian calls for weed control in forsythia bushes in July before weeds go to seed. This was done once this summer. Karen H. is experimenting with a black tarp in front of her house as another method of weed control. Julie interjects a plea for the community to help with this and similar projects, which could be completed by volunteers. New sand will once again be delivered in late winter or early spring so delivery can be made more cost efficiently. At the last meeting there was concern about the capacity limits at the swim and boat dock decks. Rich Bette, a licensed contractor, examined the decks and recommended additional bracing and reinforcement of the legs with cement shoes. A ramp will be added at both decks for wheelchair access. Decks will be power washed and sealed. Docks to be removed on 10/5/13 by the White Foundation team of Roger and James. This is their second time removing the docks. Normal summer maintenance of tightening and adjusting the legs of the fixed sections is ongoing. Please let the committee know when a potential problem is spotted. We continue to try and do the repairs in house to educate ourselves about the docks and to save money. There were 2 emergencies this summer that were due to high water and the stress of larger boats on the dock. In the first instance, David S., Bob and Brian fixed the problem. In the second instance, Bob, Steve F. and Roger did the fix from the White Foundation. This second incident occurred right before the weekend requiring an emergency repair. Please be aware that this work was done for all of our benefit and if you have an issue please contact Brian directly. Continued the experiment with the auger screws which seem to be effective with the floating sections but less so with the fixed sections. We will be purchasing longer poles given the greater variability in lake height that we have seen in the last few years. Brian advocates for an additional fixed piece to be added to the end of the dock in either a T or L shaped configuration. This piece could potentially add additional stability to the fixed portion of the dock. The cost of this extension would be \$1k. This addition is not in the 2014 BK budget as prepared by the Board but Julie suggests putting it on a "Wish List" to be voted on at the end of the meeting. Karen H. asked if the extension would guarantee stability or could we perhaps rearrange the

boats to achieve the same results. Liz S. asked if a new boat would be parked at the end of this unit. Bob M. commented that an L shaped structure might not be feasible given the lake depth in that area. Phyllis B. asked about exit clearance for kayaks around the T shaped dock. David S. commented that the extension, approximately 4 feet on each side, would be shorter than the length of the docked kayaks. He also commented that the fixed piece could be adjusted now that we know how to drill the dock frame. Stefanie S. asked for agreement that the fixed dock piece would not moor an additional boat and only be used for loading and unloading passengers.

- d) **Sanitation (Hank):** Budget continues to decrease as we hone pickup schedule. 2012 reduction was \$300 and \$200 in 2013. Current budget is \$600 per year. Julie makes a plea to recycle properly especially noting that plastic bags should not be placed in the recycling container. Stefanie volunteers to clarify plastic tub recycling rules.
- e) **Grounds (Karen H.):** Lawn mowing costs on budget. No April cuttings were required this year due to less favorable growing conditions. Fertilization and over seeding on schedule for Fall 2013. \$1200 is allocated for dealing with sinkholes, scrapings and the cutting of bushes near the pump house. In 2014, lawn-mowing costs will remain unchanged. The board recommended to sit out 1 year on the over seeding and aeration which will reduce the budget by \$4500. If we don't do the April cutting, we could use some of that savings to do over seeding and composting. Michael S. asks about the risks of back pedaling on our lawn program. Karen indicates that PH of our soil is on a good path and the risk of serious damage to the grounds would be minimal. Michael S. then asks Karen to speak as a committee chair rather than as a member of the board vis a vis the 1 year delay of over seeding and aeration. Karen asks for the \$4500 to be added to the "Wish List". Discussion ensues about appropriate priorities.
- f) **Insurance (Judith):** Insurance decreased due to a change in carriers. However our liability levels may need to be increased so we are leaving the budget unchanged for next year.
- g) **Parking Lot (Brian):** Money has been allocated for replenishment of gravel and ordinary maintenance of the shed. Concern was raised about spending money to repair the shed every year. Brian indicates that it is an aging structure that requires maintenance on an ongoing basis. Additional monies allow him to attend to items that were not taken care of in the initial repair.
- h) **Playground (Liz):** A climbing ladder and a slant ladder were purchased from Cedarworks for the playground set, which will allow us to replace the tire swing. State rules for playground safety have changed which prohibits the hanging of swings from a climbing structure. No new expenses except smalls anticipated for 2013.
- i) **Taxes (Judith):** Morris and Litchfield property taxes were stable in 2013.
- j) **Telephone (Judith):** Pumphouse phone bill continues to rise quickly. This expense has doubled in the last 2 years.
- k) **Trees (Michael S.):** Very little activity in the spring except for the removal of large trees next to the shed. There is a cherry tree remaining there, which is slated to be removed by CL&P. Continued with chemical sprays and ash borer treatments. Initial plans to plant 2 trees were postponed due to a review of the Tree committee policy by the board. In the fall there are plans to remove flagged trees in the North parking lot due to safety concerns. One of the flagged trees is a dead Ash tree. A second is a split hemlock, which is shedding large branches. Additional ash and beech tree treatments are scheduled for the fall. The South parking lot requires substantial trimming. Plans to trim overhanging branches near Luskin and Scheines. Michael indicates that he has much more work to do than the committee has funds to accomplish. He believes that 5 major trees need to come down. There are 8 or 9 ash trees on the property, including 2 in front of the Gordon house that are in danger. One

of the Gordon ashes needs to be removed. Do not want distressed ash trees to become the host of the ash borer. Michael argued that it would make sense economically to remove both of the Gordon ashes given their difficult location. Beech tree in front of Silver is failing. 2 large trees near Scheines are struggling with 1 needing removal. We want to maintain them as long as possible but we need to apply a cost/benefit analysis. Hank asks about getting competitive bids when doing such major works. Michael replies that we haven't done major work in the last few years and haven't needed to get competitive bids. Bart reiterates on our tree walk, that Michael told the board that he gets competitive bids when dealing with big projects to keep the arborist on track. Phyllis asks that Michael keep the community apprised about what is going on. It is agreed that the tree committee will get competitive bids for large tree removals. Stefanie asks if we can buy the wood from the felled trees and that each of us keep invasive vines at bay on our own properties. Karen H. states that we can't leave the wood on the grounds because it will damage the grass. Bob M. states that Connecticut requires that wood infected by the ash borer be put in a landfill rather than burned or sold. Michael asks that in order to save money that those homeowners in proximity of newly planted trees weed and water them. Liz tells the community that the Board is still working on a new policy that has been difficult to draft but should be helpful in future tree conversations. It should be ready shortly. Julie explained that the tree budget would be divided into an operating and capital budget. The capital budget will include a line item for new tree plantings. The board agreed to a \$10k operating budget, a \$2k capital budget and a \$2.5k contingency budget to be used at the Board's discretion. Michael makes a plea to increase the capital budget to \$2.5k for the planting of 3 trees and an additional \$4k for tree removal. These requests are added to the "Wish List". The addition of \$500 capital expense and \$4000 tree removal expense would bring the total Tree budget to \$16.5k not including the \$2.5k contingency funds.

- l) Tennis (Hank):** Tennis court is in good shape. Will need to power wash, sand and stain chairs and bench as well as repair some broken pieces. We also need to purchase a new umbrella. Thanks to Judy L. for the loan of her umbrella. We will be implementing a weed control program using Roundup Extended Control a non-organic herbicide approved by the EPA, Cornell University Extension, etc. The amount to be applied is minimal and deemed safe for humans, animals, the grounds, lake and well. We have also budgeted for vine and weed removal from the fence. As a courtesy, Mr. Woodington whacked the weeds that had been killed by our Roundup application late this season. Hank asked Bob to talk about the vinegar and Scythe treatments, which had been discussed, at the last meeting. Bob indicated that the organic treatments (vinegar or Scythe-Pelargronic Acid) need much more frequent application and tend not to be effective on perennial weeds which, along with the extensive infestation that we have, are our biggest problem. Next year, Hank, Bob and Richard will apply the Roundup (estimated 3 applications during the season). Going forward, if we get on top of the weeds, we can use organic products but will need more volunteer help as these need to be applied much more frequently to be effective. The best control for weeds is play. Everyone needs to sweep the entire clay surface including the areas outside the court lines after play. In addition, the quality of play (better bounce) is improved when the court is rolled especially after a rainstorm. Note that the roller will be filled with water at the beginning of the season but is very heavy to maneuver. If every tennis playing family commits to rolling the court once a year we will be in great shape. Bob suggested a Doubles Tournament in July where the entry "fee" will be 1 hour of vine and weed control on the fence. Trophies will be awarded. Julie expresses that everyone can come and volunteer even if they don't plan on playing.
- m) Basketball Court (Hank):** The freestanding basketball pole is bent. The pole has been

taped to cover the sharp metal edges. Please be careful in its use. The membership was queried as to whether the pole should be removed or replaced. It was determined that there is enough child and adult use to justify an adjustable basket. Ron E. volunteered to work on the project with Bob. Ron points out that the large tree on the east side of the court makes the current placement not optimal. Various options for placement were discussed. Ron suggested \$800 for the cost of replacement. This project was added to the "wish List".

- n) **Water (Mark):** Water quality is excellent. Still trying to get rid of sediment in pipes. South side of the community to run spigots for ½ hour right after the meeting to be followed by the North side. This should solve the problem of excess sediment in the pipes by the end of next year. Questions were raised and Mark explained that the force of water would flush the pipes. The state of CT has implemented the Safe Water Drinking Act, which affects small utilities like BK. Mark received a phone call from CT encouraging us to put in a generator to protect against loss of service during power outages. This is due to water quality issues when the system is turned back on after an outage. Ron Black, our water consultant, recommends we explore participation in a potential Federal program which offers to pay ½ the cost of a generator installation. We await more details about our eligibility for the program. Generator cost including installation may range from \$10 to \$15 k. Bob notes that public utilities can pass along their costs to customers and wonders if we have explored this option. Mark indicates that this is a question for our legal committee. Karen K. asks about the necessity for the project. Mark indicates that this may become a mandate and that we may have no choice in the matter. He will update us when more information is available.
- o) **Other (Julie):** Julie indicates that \$2500 for potential storm damage costs has been budgeted again for next year to be used at the discretion of the Board. Julie then asks the membership to vote on a potential By Law change with respect to the transfer of home ownership. Below is the By Law with the proposed change in italics:

A prospective purchaser shall be given a copy of the By Laws and all association rules and regulations prior to the sale. *The prospective purchaser will meet with representatives of the Board before the contract of sale is signed to review the By Laws, rules and regulations, and the communal nature of the BK association.* Upon being a member, the purchaser shall be deemed bound by them.

Julie indicates that the purpose of the change is to insure that potential buyers understand that they are not just buying a house by a lake, but rather are buying into a community. A lively conversation ensues. Karen H. indicates that in the past sellers have failed to communicate the obligations of the buyer to the community. David S. wants new buyers to understand that this is a community where homeowners have granted each other rights of way. Stefanie agrees with David S. Donna suggests that a copy of the By Laws be signed by the new homeowner in acknowledgement of their obligation to the community. Mark H. expresses concern with the ability of a homeowner to quickly sell their property. Bob M. raises the question about what specifically will be discussed in the meeting between the Board's representatives and the potential homeowner. Brian B. objects that new buyers in fact have been made aware of the By Laws. Judy L. indicates that she bought blindly into BK and was never given the By Laws. The discussion is tabled and it is decided that Leo G. and Shirley L. will look into the matter further. Judith K. suggests putting together an Ad Hoc Welcoming Committee to greet new members.

Julie makes an emotional speech about the numerous rules and regulations that Bkers have violated this year, which unfortunately has affected her feelings about BK. She notes that

Steve F. has posted a copy of the BK Rules and Regulations on the Yahoo site. Julie asks that each member re-familiarize themselves with these documents in order to be respectful towards your neighbors. She asks that people speak to each other rather than to rely solely on email. She also asks that if you must send an email to please wait and reflect on its contents before pushing the send button.

p) "Wish List"(Julie): Julie calls for votes on 5 separate budget items not included in the original Board proposal:

- \$1000 for the boat dock finger, an expense that the Board had deferred. The vote was 12 Yeas, 7 Nays and 1 Absent. Debate ensues over whether this item is a capital or operating expense. Given that the higher threshold for capital expenses was not met, the item was tabled.
- \$4500 for Grounds Aeration and Overseeding program, an expense that the Committee Chair had removed from this year's Budget at the Board meeting. 11 Yeas, 8 Nays and 1 Absent. Motion passes.
- \$4000 for Tree Removal. An expense, which was \$2000 above what had been submitted by the Committee Chair for consideration by the Board. 14 Yeas, 5 Nays and 1 Absent. Motion passes.
- \$2500 for New Trees. This amount was \$500 above what had been presented to the Board at the Budget meeting. 15 Yeas, 4 Nays and 1 Absent. Motion passes.
- \$600 for a Basketball Basket and Pole. The amount had not been requested by the Chairman but came up as an ad hoc item at the meeting. 12 Yeas, 7 Nays and 1 Absent. Motion passes.

Judith calculates that the Total Budget will increase by \$9100 and that the dues will increase from the Board's recommendation of \$3476.50 per household to \$3931.50. Julie calls for a vote on the new budget. The budget passes with 14 Yeas, 5 Nays and 1 Absent.

6. Sharon Milch asked to revisit the Right of Way issue at the South Dumpster. She stated, that in her opinion, they are the only family that has an obstructed Right of Way. She suggested that there are 2 solutions to the problem. Either move the dumpster to another location or cut down a tree so that the dumpster can be moved off the path of the Right of Way. A proposal was made to move the dumpster to the South Parking Lot for the winter.
7. Julie reminds the community that the Labor Day party will be held on Sunday, September 1st at 11 am. Phyllis B. will be in charge. The following members volunteered to help Phyllis: Liz S., Patty S., Stefanie and Shirley L.
8. Julie thanks the Board for its service. All board members, with the exception of Hank, will return next year. Liz S. will become VP and Joan G. will join as a member at large. The new slate passes without objection.

Meeting adjourned.

Meeting Addendum:

\$2500 for New Tree Plantings did not pass with the required 4/5th majority vote.

The annual budget is \$76,130

Annual dues are \$3,806.50