

Breezy Knoll Minutes 8/16/15

1. Welcome from President. All homes present or represented by proxy. Auerbach gave proxy to Smidt, Hyner gave proxy to Gold, Scheines and Siegmund/Krop gave proxy to Siegmund/Friedman.
2. Minutes from 6/15 meeting approved without changes.
3. President Judy thanks the current board and committee members for all of their hard work in keeping BK running. Judy mentions that the meeting format has changed and that committee reports and the budget have been distributed in advance of the meeting(see attachments). There will be no formal committee presentations, rather chairpeople will field questions from the membership about their reports. Judy emphasizes that the operating budget prepared by the Board will be voted on without change.
4. **Committee Report Discussions**
 - a. **Defibrillator(Hank):** Hank reminds the community that one of the defibrillators has been moved to the right hand side of the Gold deck. Batteries are replaced as needed.
 - b. **Playground(Julie for Karen K.):** Brian mentioned that additional clips need to be installed on the swings so that they can be easily removed at the end of the season. This will lengthen their useful life.
 - c. **Water(Mike):** Mike has agreed to take over the chairmanship and promised to get up to speed as quickly as possible. Judith mentions that our water bills have been higher this summer and Mike promises to follow up with our vendor, Ron Black. He reminds the community to turn on their water for 30 minutes after the meeting.
 - d. **Waterfront(Brian):** There was question about stone step and boulder placement at the waterfront. Brian indicated that the work would be done in the fall and that the boulder placement was to prevent movement of the cement slab at the dock and at the stone steps to the beach.
 - e. **Shed/Parking/BK Road(Brian):** Brian mentioned that our gravel/pavement vendor Brian Birckett has done a great job. The North parking lot gravel is very well packed. The ruts at the South Dumpster are scheduled to be filled in the not too distant future. We own the BK Road and in the past we have maintained it. The Board has agreed to spend \$500 to fix large potholes near the entrance off of North Shore Road. Brian says that the road is near the end of its lifecycle with a compromised bed and that it will continue over time and he suspects that we will need to continue to make annual repairs. He contacted 2 contractors and received estimates of \$20k and \$14k(\$13k if done in conjunction with the Waill's driveway repair). Karen H. believes that the road needs to be replaced now and that we should take advantage of the discounted quote. She also believes that we need to keep the road accessible and reminds us that some community members use it for deliveries and parking. Hank asks if the 5

families on the Gold Coast have been asked to contribute. Bob suggests that as an interim step, we might want to include a road repair item in the water bill that we send to the Gold Coast every year since they are the primary users of the road. Joanne W. says that the Board agreed that if the Gold Coast homes contributed considerably to the project that we would agree to pay the balance on the entire repaving. Leo states that we own the road but have provided an easement to our neighbors. He suggests that it may be possible to pass repair costs on to the users of the road but that this topic must be researched by a lawyer. Jim agrees to research the topic and revert to the Board. Judy says that we need better information before we proceed and we should bill the Gold Coast if they are in fact obligated and ask for a contribution if they are not. The Board will pursue the matter during the winter. Bob suggests that as part of the repair that we fill the cracks in the road because this is where water accumulates and then destroys the surface when it freezes.

- f. **Grounds(Karen H.):** Loni asks what the compost line item in the budget means. Karen H. says that we do a soil test in the fall to monitor the health of the soil. If the soil health has deteriorated we can then make a determination on what treatments are required(adjust PH, add Phosphorous, Potassium or Lime). Hank asks if this is an annual expense. Karen H. indicates that this is an annual expense but only to the degree necessary indicated by the test. Loni requests a change in the budget line item name to more accurately reflect what is being done. Mark stops by the meeting and Judy wishes him well on his new post BK life.
- g. **Trees(Rani):** Judy thanks Rani, Stefanie and Jackie for all of their hard work. Bob questioned the placement of a tree near the tennis court. He indicates that drainage on the court is an issue and shading the court from the morning sun would inhibit drying and would curb play especially in the cooler morning hours. Also leaf accumulation during the fall could be an additional hinderance to play. Julie suggests that comments be given to the committee earlier in the process at trees@breezyknoll.com. Rani states that some members would like to have more shade at the tennis court. She goes on to say that questions remain about the 5 to 6 trees we hope to plant in the 3rd week of September when new stock is available at the nursery. Issues include pricing and tree placement vis a vis sewage and electrical lines and emergency access areas. Rani assures the community that she will communicate before the trees are planted. Bob asks a question about the process for tree type choice. He discusses the idea of populating the property with native rather than designer trees. Rani states that they are trying to do all native trees and that Stefanie is speaking to a landscape architect. Bob mentions that UConn has a list of native trees and that 10 tree types make up 98% of the stock in CT. Loni mentions that variety is important for beauty/aesthetic reasons. Rani says that survival rate is also important and that that is a good reason to look beyond native trees. She also says that there is no right way and that with 20 families we have no shortage of opinions to work with.

- h. Emergency Access(Karen H.):** BK is serviced by both the Bantam and Morris Fire Departments. There are 4 access point to the community. The locations are as follows: (Access A) Right of way near basketball court, (Access B) Cutout at tennis court, (Access C) North parking lot and (D) BK road. Karen H. emphasizes that all members should be aware of their nearest access point and refer to it when calling for emergency services.

- i. Budget(Judith):** Hank talks about the dramatic increase in dues over the last several years and that these increases do not reflect the reported level of inflation. Brian interjects and asks if the majority of the community agrees with Hank. Bart states that Bob in the past few years has brought this matter to people's attention with some detailed charts. Bob follows up by stating that in 2009 our expenses were \$50k and now they are \$80k. Karen H. states that grounds are not increasing this year. Judy defends the budget, mentioning that dues will be lower because of an overage in 2014. Judith states that we have unusual expenses in 2016 like \$3.5k to fix the drain in the North Parking Lot and \$1.5k to improve the playground. Bob mentions that the dues charged in 2016 substantially understate the actual expenditures because of the use of previous surplus. Julie talks about how hard the Board works to keep expenses down and that her general impression is that members are not uncomfortable with the spending level. Hank talks about what is desirable versus what is necessary. Patty says that it is a philosophical question about how we invest in our property and that in her opinion, we underinvested in the past. Judy stops the conversation and calls for a vote. The budget is accepted. Judy states that capital improvements are not part of the operating budget and will be considered separately. Judith says that these items are assessed if approved. The approval for capital expense items is a 4/5th majority vote. Bob asks if this is an up or down vote. David S. asks if that the number can be adjusted.

6. Capital Expenditures

a. **Tree Plantings:** Rani says that the committee is hoping to plant 5 to 6 new trees in 2016 for approximately \$3k. In addition they hope to hire a landscape professional to help with planning. These professionals work on a percentage basis, usually 10% of the order. Julie implores members to think about the future of our 'treescape' and that we have lots of empty spaces. She also states that trees take a long time to mature and that we are making an investment for the next 50 or 60 years. Judy makes a motion to accept the budgeted amount. The motion passes with a 4/5ths majority.

b. **Standup Paddleboard Holder:** Judy says that the \$300 line item is no longer an accurate estimate. Brian states that he has a Westport contact for building custom racks. The cost for the project could be \$1.5k to \$3k depending on the scope. We currently have 6 paddleboards owned by 4

families. Ron asks if it wasn't premature to vote on this project without an estimate. Karen H. raises questions about the placement of the rack. Julie asks for a motion to have an email vote in January once a working estimate, design and placement have been suggested by the committee. No vote was taken.

- 6. Dues(Judith):** BK dues per house are as follows: \$3386.75 for operating expenses. \$175 for capital expense. Total dues for 2016 are \$3561.75.
- 7. Rules and Regulations(Joan):** Joan states that the Rules Committee has been working on some changes to bring By-laws and Rules up to date. Karen states that CT association/co-op rules require that members need time to evaluate proposed changes before being asked to vote. Joan hands out copies and reviews the proposed changes. In terms of By-laws, Judith notes that Treasurer is a big job and that eliminating the Assistant Treasurer role(one who might pay the bills for example) would not be a good idea. Bob mentions that Playground is a stand alone committee and that Beach is part of the Waterfront Committee. Association rules require a 4/5th majority to make a By-law change. Judy asks Joan to send out the proposed changes to the membership and suggests that members review the amendments and return feedback to Joan. A revised proposal will then be submitted to the community and after a review period be subject to a vote. Judy highlights the proposed rule change for night time quiet hours and mentions the late hour loud parties this year at the waterfront. She asks members to be considerate and also to remind their children and guests to keep noise to a minimum before 9AM and after 10PM. David S. questions whether the level of detail is appropriate in the Rules document and that we should not include Rules that are not enforceable. Karen H. wants a change the wording of "glass bottle" to "no glass". Joanne W. states that the Tennis rule should include a phrase indicating that after play, members should crank down the umbrellas and secure them with the bungie to prevent damage. A lively discussion ensues. Note that the Board will be the final voice on Rules changes but please refer your comments to Joan and remember to respect your neighbors.
- 8. Four Season Community:** Judy reminds members that we had an email vote on whether to provide snow plowing services during the winter. 13 members voted no. 4 members voted yes. 3 members did not vote. As a result the line item was not included in the budget. She states that a promise was made to reopen the topic and a lively discussion ensues. Judy states that she can not use her house in the winter and that for her to fund other's enjoyment is not fair. Karen H. says that she pays for things that she doesn't use. Hank states that winter enjoyment is not just plowing and that we are opening a can of worms by funding winter use. Ken asks what is the slippery slope. Judith says that we are more accustomed to paying for more because our tastes have changed. Joan notes that the community is already funding winter use by repairing damage to the gravel in the North Parking lot. Joanne W. suggests that those who want snow plow services band together to split the costs. Phyllis says that she has a wonderful snow plow

contact and would be happy to pass it along for those who might be in need. Off topic, Hank asks if our insurance coverage has been recently reviewed by the Board and if it properly covers our needs as a community. Judith says that she will review it.

9. Nominating Committee(Joan): Joan reminds the community that it is not an easy job to run BK. And asks for people to pitch in and volunteer. The Board for 2016 is proposed as follows: President(Judy), Vice President(Liz), Treasurer(Judith), Secretary(Joanne W.), 1 Yr Members(Mike and Amy) and 2 Yr Member(Fred). A vote is called and the slate is accepted unanimously.

10. Labor Day Party: Rani mentions that Shirley will run the party. Joan volunteers to assist. Julie asks if it can be held on Saturday instead of Sunday. The party will be held on Saturday, September 5th. Baseball at 11AM on the field. Potluck picnic and ice cream at 1PM near the old mailbox. On an aside, Joanne W. mentioned that Stefanie requested a change in the spring meeting from the 3rd week in June to Memorial Day weekend.

Meeting adjourned.