

1. Welcome from President. All homes present or represented by proxy except for Glasser. Gordon proxy to Scheines, Bloom proxy to Berger, C. Gold proxy to R. Gold and Auerbach proxy to Smidt.
2. Announcement of the passing of long time member Walter Waller on 8/19/16.
3. Minutes from 6/16 meeting approved without changes.
4. President Judy reminds membership that committee reports have been distributed prior to the meeting and that discussion will center around membership questions regarding those reports.
5. **Committee Reports**
 - a) **Water(Judy for Mike):** No questions.
 - b) **Tennis/Sanitation(Hank):** Flaming continues on an ongoing basis. Hank states that a monthly garbage pickup has been scheduled for both dumpster locations during the winter months replacing the current as needed system. Cost is \$600 per year
 - c) **Defib(Hank):** Training currently not scheduled.
 - d) **Shed(Brian):** Drain pipe replacement has been budgeted and work will be done in the fall. Note that North Parking Lot will be unavailable during construction. An email will be distributed notifying membership of the work dates. Power washing scheduled to remove moss from Shed roof. Judy asks how much it will cost. Brian responds approximately \$1000 which includes gravel replacement. Liz asks about snow removal. Hank mentions that snow removal may be necessary to empty dumpsters during the winter. An active dialogue ensues. It is stated that residual ice from snowfall may not allow service. Karen says that we need to plow every month. Liz suggests that Hank coordinate plowing. Steffi notes that winter visits are concentrated during the Christmas/New Years and Presidents Day holidays and asks who uses the property on those dates. She also suggests that plowing could be done on an ad hoc basis. Brian says that that approach works in theory but not in practice. Julie says that members have traditionally been responsible to cart out their garbage during the winter. Michael S. asks who is our plowing contractor. Karen H. states that we do not have an Association plowman. Judy indicates that Michael L. is a member of the Bantam Lake Sailing Club which has a winter usage fee. He says that the fee is used to pay for plowing and power during the off season. Steffi asks if we should just plow the area near the South dumpster. Michael S. asks who is our vendor. Brian states that he has 2 or 3 contractors who are available for plow services. A member notes that we voted down plowing in a previous meeting. Karen notes that plowing will require more frequent gravel replacement. Bart says that the increased dumpster pickups will increase the costs of both plowing and gravel. He suggests monitoring dumpster usage this winter before committing to additional expenditures. Ken states that we all share expenses even for things that we don't use. Julie says that BK has been traditionally a summer community. Ken notes that things change. Judy suggests that we follow Bart's advice and monitor this winter. Patty asks if we are charged if sanitation provider can not access the dumpsters. Phyllis states that we have already agreed to pickup in the winter. Karen H. says that we need further research but that precedent has been set on the concept of shared expenses. Steffi suggests that those planning on winter use should coordinate plowing expenses through the Yahoo group. Karen H. states that this discussion brings up the broader question of where the community is going. For example, should we extend the season? Ken H. says that if sanitation can access the dumpsters then they should be emptied. Bob M. suggests that if we do decide to plow for dumpster access that the South location is preferable due to its location near the road. Phyllis s that she and Shirley share plowing expenses. A confusing dialogue ensues. Judy closes the discussion and states that we will monitor the situation this winter. Karen H.

says that she has been talking to roofing contractors and that gentle power washing with a mildew retardant is a preferred method to preserve roof life.

- e) **Waterfront(Brian):** Liz asks about the late installation of docks this year. Brian indicates that this was a one off delay due to an extended vacation by our long time and reliable dock installer Roger. Liz states that an earlier installation would be preferable. Judy says that stone steps to the canoes are fantastic. Others agree. Judith indicates that she has been in contact with the BLPA about the Blue Green Algae issue. They have indicated that the town beaches may be reopened this weekend. Unfortunately there is no centralized information source indicating Lake status. Liz states that she is not sure that the algae is toxic. Bob states that Blue Green Algae is not truly an algae but rather is bacterial. Signs to look for are matting on the water surface and a blue green or brown sheen. Concentration is indeed a problem and that wind, wave action and lake height are all factors in breaking up these concentrations. Patty asks if we can do self testing. Julie volunteers to investigate this.
- f) **Playground(Karen K.):** Karen indicates that the tree house portion of the jungle gym is in need of replacement.
- g) **Grounds(Karen H.):** Steffi asks about ground repair from winter construction. Karen indicates that this work is scheduled for the fall and that she is in active discussion with the Sherman household.
- h) **Trees(Rani):** Patty asks about stump grinding and wonders why the grinding leaves such a noticeable hump. Can this process be done deeper to smooth out the grounds. Karen H. states that the stump core is ground below ground level and that the hump is mostly the result of the protruding roots. It is stated that the roots rot over time causing the mound to settle. Patty says that unsightly mushrooms grow out of these roots. Michael S. states that the stump is ground 12 to 15 inches below the surface and that an accelerant is added to the mound to promote settling over a 2 year period.
- i) **Budget(Judith):** Judy indicates that the budget will be presented as agreed upon by the Board. The community will then either vote it up or down in total. If it is voted down then the budget will be reformulated and presented again. Steffi states that if committee chairs have requested a budget item that has not been included by the Board, then it should be discussed. Judith indicates that members have been presented with 4 sheets. 2015 Closeout, 2016 Budget, 2017 Proposed Budget and 2017 Summary. In 2015, income was greater than anticipated and expenses were less than budgeted. As a result, there was a \$2434 surplus which has been attributed to 2017 income. There was 2015 Capex budget for Trees and Waterfront which will be spent this year. This totals approximately \$9k. 2016 expenses are in line with the budget. No dramatic changes except some tree expenditures which will be moved to 2017. Bart asks if unspent monies are returned to the specific budget line item or to general purposes. Judith indicates that the amounts are small and are moved at the Board's discretion. A rain delay occurs and the meeting is moved indoors. A member asks if the drain pipe was carried over. Judith indicates that it was budgeted for in 2016. In terms of 2017, Judith indicates that the income line includes monetary contributions from our neighbors(water) and the rollover from 2015. Total expenses for 2017 are anticipated to be \$80950. Tennis court expense has increased by \$100. Charitable contribution line is unchanged. Defibrillator expenses include box change expenses plus training. Grounds expense increase is due to added perimeter work. Playground expense is related to the replacement of the treehouse(between \$3.5 and \$4k). Taxes are unchanged. The Utility line increased by \$300. Tree budget is unchanged but note that 3 trees will be removed and that necessary work will be completed around Thanksgiving. There is a large list of work to be done and homeowners will be notified of trimming/cabling to be done near their homes. Judith states that we have a \$10k reserve fund to be used at the discretion of the Board for

emergencies. In addition, the community has approximately another \$30k in a bank account. The Board has discussed this level of liquidity and feels that a total of \$40k in these 2 funds is an appropriate balance. Dues per household are scheduled to be \$3905.80. Brian suggests rounding this up to \$4k. Hank asks what is the increase of the operating portion of the budget and states that the increase of 10% is well above the rate of inflation. It is noted that the actual increase of the operating budget is just over 4%. Judy asks for a vote. The budget passes unanimously.

6. Judy discusses the water system backup generator and reminds members about the lengthy email that was sent concerning this issue. She thanks Bob, Mike H. and Michael K. for their diligent work on this complex project. She provides background on the State mandate for small utilities to provide backup power. She indicates that Mike H. has been involved with the extensive permitting and financing paperwork required by the State. If we proceed with the work this year, it is possible, but not guaranteed, that the Association may receive a 45% subsidy in the form of loan forgiveness. There have been 2 locations identified for placement of the generator and backup fuel supply. One is behind the pump house and the other is on the south side of the tennis court. In addition to this work, Judy has been in contact with the state DPH concerning our designation as a small utility. Officials there have indicated that there is potential legislation which may align CT's more stringent requirements with those of the FDA. In the latter case, we would no longer be designated as an utility and therefore not required to install the backup system. Our overall deadline, if the current regulations hold, is the end of 2018. If we were to receive the full 45% subsidy and received no financial support from our neighbors, our net savings would be approximately \$300 per household. With payments from all our neighbors, the savings is \$250 per home. Bob M. states that we are not doing this project because we want a generator but rather because it is being mandated. He also indicated that we will be responsible not only for the capital outlay of installation, but also for operating and maintenance expenses going forward which would definitely lower our "savings". He states that the unsubsidized outlay for the cheaper, behind the pump house location option is between \$18 and 20k all in. Judy then states that the Board has split the generator vote into 2 portions with the second vote not held if the first fails. She asks whether we should proceed with installing the generator this year or wait until more clarity on potential legislation is at hand and states that the Board recommends a vote to wait for more clarity. A show of hands indicates 17 votes to delay, 2 to proceed. The second vote is not taken. Michael S. indicates that our pump is near the end of its useful life and will need to be replaced. He cites a \$35k replacement figure that he heard from Mark H. Bob M. says that pump replacement is primarily dependent on well depth and that a \$3k figure would be a conservative replacement cost. Hank states that the pump was replaced around 10 years ago for approximately \$1.5k. Michael asks if the well pump replacement needs to be timed with generator installation. Bob M. indicates that these are 2 independent events. Judy states that she recently met with our pump house vendor and Chris Urena from the DPH. The idea of a portable generator was brought up and the DPH has indicated that this is possible under the current bureaucratic requirement. Bob M. indicated that the idea of a portable generator will be investigated. Judy indicates that we are also in contact with our State Representative Craig Miner and that she will try to get a better handle on the current status of the proposed legislation.
7. **New Business** – Brian states that our Swim Deck chairs are in bad repair and that replacement is recommended. Patty states that we have too many chairs at present. Brian indicates that we have around 13 chairs right now but deck capacity is more like 8 chairs. He suggests a budget of \$1k for replacement. Liz suggests that we would have more seating capacity if members put

their towels on the swim dock rail rather than on the chairs. There was a discussion about the type of replacement chairs which would be best. "Stackability" was noted as an important attribute and the idea of Adirondack chairs was dismissed due to their weight and uncomfortable nature. It was also suggested that a resin material would be preferable because of mildew problems. Phyllis suggested that this should be next year's business after appropriate research has been completed. It was also stated that we will have a better idea if there are some funds left over from 2016 which could be applied at the Board's discretion in 2017 for the purchase.

8. **Nominating Committee** – Shirley thanks the Board for all of their hard work this year. Judy highlights the large contributions from Joanne and Judith who will both be leaving their positions this year. Lots of change on the Board. Judy will stay on as President for another year. Patty will become Vice President. Steve will be the Treasurer and Phyllis will be the Secretary. Mike H. and Amy will remain as At Large members. Karen K. will join to fill out the final Board seat. Julie thanks the nominating committee for their hard work. She implores each household to contribute to the BK experience and indicates that each household should be represented on a committee **at a minimum**. It is indicated that we may need a new Playground committee head. A motion was made to approve the slate and it was approved unanimously.
9. Volunteers for the Labor Day party on Sunday 9/4 were requested. The format will remain potluck. No fee will be required as funds remain from the July 4th party. Donna will be asked to design a notice.
10. Michael S. proposed a new idea for a shower at the waterfront. Discussion ensued. Michael agreed to research the idea further.

Meeting adjourned.