

### Breezy Knoll Meeting, August 27, 2017

Homes not represented at the meeting: Bloom, Glasser, Held, Auerbach, Ron Gold

The meeting called to order by president Judy Luskin, at 10:10 a.m.

A proxy was given from the Blooms to Brian. There were no proxies given from absent members Auerbach, Held, Glasser and Ron Gold

**Bob Maddox commented on the fact that 5 families were not in attendance. At these two meetings a year, home owners have a responsibility to participate in the decisions and running of the Association. If a family cannot send a representative, they should inform a board member of their absence and give a proxy voting right to someone attending. It is hoped that future meetings will have at least one person attending from each house at these two critical meetings each year.**

Karen H made an addition to the minutes of the last meeting. She clarified that when disposing of branches in the dumping areas, they go to the left in the South parking lot and to the right in the North parking lot. In both places please put them as far back as possible.

Minutes were then accepted as received.

#### **Old Business:**

Committee reports were distributed by email. The followup discussions about them was as follows:

**Water:** The excessive use of water to which Mike alerted us, has been abated.

**Tennis:** Judy expressed thanks to Hank for his years of service in charge of the tennis courts. Raviv and Nina are now in charge and have met with Hank to understand the needed processes to keep the tennis court maintained. Karen H reported on a few problems related to the grounds around the court. Grass is encroaching on sides of the court and will need to be dug up. The committee will decide whether to add clay or soil. There is excessive growth along the fence and weeds are growing on the edges of the court. They will be removed. The arborvitae hedge on roadside is too tall and too dense to weed at its base. Karen H is exploring ways to control them. Hank had been flaming the weeds within the court, which is very labor intensive. The new committee is looking into some natural means to control the growth. Shirley reported wasps and bees nesting in the court clay. Hank was told they would not sting, but the committee is looking into identifying and eliminating them. Steph said every time anyone plays, we must brush around edges, because it prevents seeds from growing. Brian asked if we need to add money for court improvement. Karen said there are some monies in her grounds budget but Raviv and Nina will look into costs. Steve said there is a slight increase in grounds budget for whacking around edges. The Tennis budget is a work in progress.

Julie mentioned a problem at the **swim dock**. After people leave at end of day, too many possessions are left behind. Please remove all towels when leaving the area. Joan mentioned a need for courtesy when using the dock. If there are 4 or 5 in your party using the chairs, please make room for others to share the space.

**Playground:** Congrats to Karen K for the new playground equipment which is very handsome; Trees near the ping pong table are being trimmed.

Many suggested we remove the old metal slide. It is not used because it gets too hot in summer. There was no objection to removing it.

**Grounds:** Many mentioned the grounds look wonderful. Joanne asked whether the currently high levels of chemicals are above optimum levels? Karen H said we took samples and we are eliminating some. In the interest of keeping the lake in good condition, Bob asked if we are still spending the same with applications and what about nitrogen? Karen will report back on macro nutrients and ph levels. Bob said the Bantam Lake Protection Association is putting copper sulphate in the lake to kill weeds. He is more concerned about the lake as our greatest resource than the greening of the grass. What is our priority? Karen said 3 years ago, the ph of the soil was too low. Macro ingredients too high. Stephanie applauded Karen's efforts. Shirley reported that she had seen no Japanese beetles this year which may be the result of applications to the grass. Karen will address the concerns about the condition of lake and report on the UConn recommendations.

Bob reported that Morris is having a meeting to discuss improving the condition of the lake. LID regulations are impacting building on the lake. Other lakes imposed regulations in the area. Karen is in touch with the Housatonic association. Bob will share info with Karen H when he finds out more about conservation plans.

Patty asked about an inundation of white caterpillars, Some people put tape on trees to stop them. Stephanie said we were not to put duct tape on a tree to stop caterpillars because it badly affects the tree. Steph will check on identifying the new infestation and how to control them and she will report back to the community.

**Insurance:** Judy has setup a new committee to investigate and keep current our community insurance. Lakshmi is now covering Breezy Knoll insurance issues and has sent a very clear explanation of our two insurance company's coverages. We have liability and accident coverage for people working on our property without self insurance coverage.

**Budget:**

Steve: Handed out the new budget:

Dues for 2018 will be a bit lower than last year. Each home will pay dues of \$3705. Expenses are pretty stable and though there were some new increases they were minor. We are close to the same financial picture as last year. Any category in grey in the report has detail on the back of the report.

Due to Steve's efforts, we are now paying most bills electronically. Union Savings Bank had given us a Breezy Knoll credit card. This gives us another way of paying bills and also affords us another available credit line.

Steve reminded the community that we have two ways of communicating. Yahoo groups has our mailing list. If you don't have a Yahoo account with a password, you won't be able access old info. We also have our website, [breezyknoll.org](http://breezyknoll.org). Under contacts on the website there are links to each officer and committee. Liz reminded the group that if you change your email address, please notify Steve immediately. If you want to have an additional family member join the Yahoo groups list, please remember that when they are listed in the group, they must respond to be officially included.

Michael asked if there is any cushion in the budget for things like increase in the cost of tennis court maintenance. Karen reported that none of the work is urgent and does not have to be done with this year's monies. There is surplus in the bank with which the board can make budgetary adjustments during the year when deemed necessary.

The budget was passed by a majority vote.

**Signage:** There is a Breezy Knoll sign missing at roadside. Steve spoke to Morris about it and hoped to correct the wordage, but they kept the old signage. First Selectman said it is a DOT sign. We need some private parking sign to keep non members from using our lots. Donna will be enlisted to paint a sign we can add.

It was reported that a joint and a lighter was found in the tree house and a condom at roadside cutout. (No member claimed ownership of either.)

**Charity Contributions:** Membership cards for White Memorial were handed out. Steve sent a slightly larger check to meet White Memorial's recommendation for membership. Contributions were sent to the two fire companies and the Morris protection society. So we will be spending \$2400 for charities this year.

**Water:** A check for water was received from the Raskins for \$250. Now we have exceeded the amount needed but two Gold Coast homes have not paid. Steve will send a second letter to those two families. Karen asked why the water costs were higher this year? It was explained that the Pump house repairs were conducted in 2016 but accounted for in 2017. Some tests are annual and others less frequently conducted.

## **NEW BUSINESS**

We need a new **playground** chairman as Karen K steps down. Anne Kohn accepted the position.

### **Waterfront**

There was a discussion about dogs on the dock. Dog owners were reminded to show respect for non dog owners and to ask if it is OK for them to have the dogs swimming near them at the dock. The community was reminded that all dogs are to be leashed on the grounds and that dog owners are to pick up after them. They were also asked to curb their dogs at the road when possible instead of on the grass.

**Guest privileges:** What do we do about guests of owners who are renting outside of owned houses, usually at the Gold Coast? An example this year are friends of the Silvers, who are renting the Witlin house for a month. A long discussion ensued about what the policy should be for guests who are not living on the property but want to use the tennis court and swim dock. Should there be a fee? And can those guests invite guests of their own and use Breezy Knoll grounds?

History: Last summer Richard Scheines' friends wanted access to tennis when staying elsewhere. They were told no. Perhaps they would have happily paid a fee for the privileges.

As for the Witlins, the sisters grew up in Breezy Knoll and were close friends of many owners. Ellen now rents her house on the Gold Coast and some of her renters are friends or relatives of Breezy Knoll home owners.

Stephanie suggested requesting fees if you are having a big party on the property or if you rent your house to guests some fee be paid. Issuing "day passes" many thought would change the character of the property. It was agreed that BK should remain for home owners as private property.

A long discussion ensued about whether guests who are living off the property should be charged for the use of the tennis court and swim dock. One suggestion was a fee of for those renting for one month an amount equal to 25% of our dues. (one quarter of our summer usage) A lively discussion continued. Many strangers are now on our property and that is disconcerting to some. It was said that we must be kind and welcoming to guests. We may consider that these visitors may wish to purchase homes in the community in the future. Other comments included the need to ask unrecognized visitors, "who do you know".

Judith explained that her guests who are presently renting the Witlin house for a month, she thinks of as her responsibility. She would have them in her house if there was room. She would willingly pay for them to use the tennis court and swim dock but never ask them to do so. Michael supported the idea of BK hosts being the ones to pay. Shirley reminded the group that the Raskins asked to become a member and it was voted down. They have had hard feelings ever since. Juliie asked, do we want to open the community to friends and family with or without cost.

Amy asked, don't we want to be all together as a community and not increase our size by outsiders. Steph added, if they are in another house renting, they are not like guests in your own house? Bart said we need to have private property respect while remaining open hearted. To what extent does one person's generosity affect neighbors? Liz reported that Richard's friends were told not to use any facilities. This was a great disappointment to Richard and his guests who were staying elsewhere. How can we make that better?

Amy moved that we have the BK owners pay a fee for their guests who are off the property. The amount will be determined by the board.

Since this is a new rule, Bob read the procedure for adding or amending a rule.

An addition to the motion is that there is public notification of guests. Guest hosts must let the community know of their sponsored guests' presence.

The final motion was: Make a rule change permitting a family to sponsor a guest renting on the "gold coast" in one of the houses that are up to date on the payment of their water bill. Sponsors will have to notify the board and seek agreement. **A fee, to be determined by the board will be paid by the sponsoring family.** No guests of guests will be permitted. The use of the grounds excludes the parking lots, community dumpsters and the use of the boat dock.

Fred suggested that the board revisit the results of the new rule taking effect during the 2018 season. He suggested the new rule be re-evaluated in August 2018.

The vote to add the new rule on sponsored guests: 3 abstentions, 15 yes, two no. **The rule was passed**

**Dumpster:** Hank reminded the community that to dissuade raccoons from being in the dumpsters, a bottle of ammonia has been put nearby. Members are asked to spray a little each time they deposit garbage (not recycling). When bottle is empty, please refill.

### **Nominating Committee**

The new slate of board members was announced by the president:  
The nominating committee was Joan, Joanne, Julie and Shirley

The slate:

#### **Officers:**

President: Phyllis (one year)  
Vice President: Patty Silver  
Treasurer: Steve Friedman  
Secretary: Karen Krop

#### **Board members:**

Amy Hirshman  
Mike Held  
Ron Gold

Thank you to the nominating committee for a difficult search. Joanne said that we should all be grooming the next generation of leaders within each family. They can be invited to the meetings to start developing a knowledge of community needs.

### **LABOR DAY PARTY: Held on Sunday, September 3**

Liz, Anne and Patty volunteered to organize the party.  
The softball game will be at 11:00, the picnic at 1:00  
Donna will be given information for the design of the invitation.

The meeting was adjourned at 12:28 .