

Saturday, August 17, 2019

Breezy Knoll Meeting Minutes

Meeting called to order by President Mike Held

Proxies: (6) Scheines to J. Siegmund, Hershman, Bloom, and Glasser to Berger, Milch/Auerbach to Schmidt, Gold to Gold

Approval of Minutes - Minutes from the June 2019 minutes were approved

Old Business

Committee Reports were circulated to the community prior to the meeting; additional comments as follows:

Trees

- Nothing to add to report

Water

- 2 incidents of digging that disrupted the water system. There is a water map filed with the town (from the 1980s and approximate) so if you are digging, please let Bob know and discuss with contractor to try to avoid breakage in the line.
- Will be installing generator in compliance with state regulation. Will need propane tanks and fence. Cost approximately \$8,500. Will be placed behind pump house on road side. Generator will be bolted into place. Will be run once a week on Tuesdays (when lawn is being mowed). Work will be done in early October. Water to talk to Grounds about fencing.
- Question about placement of generator vis-a-vis snow removal on route 209 - will look into that (i.e., keeping access path clear)
- **Motion to approve installation of generator at estimated cost - approved unanimously.**
- Clean system drill - reminder to run outside water for half an hour post-meeting (north side first then south side).
- Lead testing - five volunteers - Silver, Krop-Siegmund, Levy, Siegmund-Friedman, Schmidt
- Talking to environmental lawyer to investigate our current arrangements with Gold Coast and Maple Crest

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Tennis

- Exterminated the cicada wasps. We may need to build that in to what we have to do going forward
- Weeding - not flame throwing anymore.... Julie and Steve pulled out lots of weeds when it was wet and Liz did a weeding party. Going forward? Asking tennis committee (talk to grounds? Hire our kids? Hire a local kid? etc)

Dumpsters

- Costs going up, otherwise everything fine
- Adding battery bin and lightbulb bin in shed and Stefanie will take monthly to the transfer station

Parking Lots and sheds

- Julie purchased signs - must decide where they go
- Reminder - winter storage of cars out of shed by Memorial Day

Waterfront

- All good; one boat dock brace was broken and fixed.
- Question about zooming boats - Mike/Karen will talk to Tim & Sarah.

Grounds

- Costs up a little for labor and additional cuttings
- Question about left over funds in 2018 - why maintaining excess money in budget? Every year do soil testing and treatment if necessary so put money in budget in case something is necessary. In 2018, did not need so excess. This year (2019) needed the money for a lime application.
- Proposed increase covers in part damage — there was a lot this past spring. Did a lot of over-seeding. Torrential downpours, ice in the winter. Had big growth spurts this spring so did more frequent cutting. Time/adjust the cutting based on needs.
- Comment about ruts - suggestion to reduce the amount of driving on the property (cars, carts) and also suggestion to remove stumps rather than grind them (a stump by stump decision to be decided between trees and grounds). Sink holes are on grounds' list to fill.

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Playground

- Ping Pong table seems to be working - will leave for now.

Treasurer - Budget

- Carrying over \$3000 for trees capital expense into 2020.
- Water payments from neighbors - have received 3 (for requested \$250 each, which is over and above obligation in deed) and expecting from Sperling. Raised issue of capital expense in the letter this year and we will hopefully get additional funds from them to help cover cost of generator.
- \$8,500 for new generator will come from the cash balance which is currently higher than \$50k (excluding the \$10,000 emergency fund).
- **Motion to pass budget passed unanimously.**

New Business

- Bantam Wesson fuel group rate - Karen H is investigating, particularly since we will be using for the generator.
- Continued discussion about parking along road; signage to Maple Crest and Westshore Seafood. Committee formed (Patty, Shirley and Mike) to determine what we are allowed to do legally and how/where to post signs. Julie contacted state and city - spoke to selectman who is looking into it (speeding, passing zone, BK road sign, parking).
- Reminder that documents are posted on www.BreezyKnoll.org
- Preamble Committee: want to communicate to potential buyers who we are so the idea is to create a preamble (mission, vision, values) to our by-laws to message who we are and what we are about. (Potentially should be an amendment to the by-laws so that it has to go to potential buyers. Will do an email vote.) Volunteers - Phyllis, Joan, Patty. Will draft a preamble and send to the board.
- Proposal to reconvene the by-laws committee to take a fresh look at the parts of the by-laws related to transferring property. Bob, Shirley, Joan (chair), Stefanie, Leo (David or Jimmy?), Mike. Might need to seek outside counsel to look into rules related to condos. **Motion to reconvene passed.**
- Neighbor relations and communication: suggested guidelines - communicate with the board if you need to vent! If there is friction, please come to the board if you cannot work it out among neighbors. A reminder to talk to your own contractors to keep

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within rules and please let your neighbors know if you are having work done. A reminder that there is NO work outside that would disrupt neighbors between June 15 and September 15 unless it's an emergency. In terms of communications with our outside neighbors — please go through the board and let the board know if you see anything related to our neighbors.

- How to pay for parties: board had included a line item for parties to make it easier to plan.
- **Motion to add \$800 to the 2020 budget, adding \$40 to dues, to cover cost of two parties. Motion passed. The budget is amended to cover the party and increase dues.**
- Ideas to utilize the field: Please send your ideas to Karen H. To be discussed at June 2020 meeting.
- Labor Day party: Sunday September 1. North Quad. Committee: Liz, Patty, Anne.
- Nominating Committee: Board has agreed to stay on.
- Open forum:
 - Contractor contact list to Judy L.
 - 60th BK anniversary in 2020 - incorporate into the July 4th party.
- Motion to adjourn - seconded - adjourned.