

Sunday, June 28, 2020

Breezy Knoll Meeting Minutes

Meeting called to order by President Mike Held

Proxies: Auerbach to Berger; Bart Smidt to Maddox

Thanks to everyone for storm clean-up.

Approval of Minutes - Minutes from the August 2019 minutes were approved; board will take under advisement attaching numbers who voted for each amendment and possibility of including names.

Old Business - Committee reports were circulated prior to the meeting and not reviewed during the meeting.

Waterfront - question about weeds on the beach? Karen has spoken to the landscaper — they are weed whacking around the tennis court and the beach, but are not pulling weeds. Julie will coordinate an 11:00 weed pulling session on Sunday.

Parking - If planning use of shed during the winter, please let Brian know so we can allocate if we have to. Question raised about whether there should even be assigned spots — it's a community shed so why allocate at all? Asking Brian to talk to everyone, find out what is being requested, and bring to the board.

Shed - Comments from shed users that things are collecting there, they have cleaned out. Please do not use for personal storage - it is for community storage. Request to figure out a different way to park the carts — Karen H. Is looking for a solution.

Water - thank you to Bob M for the generator! Reminder if anyone is doing any kind of digging, need to talk to Bob to avoid disruptions and cost to the water system. Remind people to run outdoor faucets after the meeting.

Dumpster - budgeting for potential additional winter pickup? Karen and Hank will monitor the dumpsters and see how many pick-ups we will need, rather than on call because that is more expensive. But not committing to same level of service as the summer.

Grounds - question about watering the grass - yes to individuals. Question about drought and whether aquifer can support watering.

Tennis - needs use, rolling, and sweeping on a regular basis. Question about whether we should be maintaining a clay court is the right thing for the community. Suggestion

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for a group to discuss alternatives if necessary to a clay court. Larry has spoken to various vendors and will come back in the spring with some options for a longer term solution. Reminder that we can go out to the court and weed to help keep the court in good shape.

Playground - have put money in budget for new ping pong table.

Trees - Had a rough storm - Liz & Karen & Rani took a tree walk with Peter. Have looked at the old tall trees, especially the ones close to houses. Have to develop a plan for the next couple of years. Strategy may be to top off the very large trees. Brian & Layla thanked the community and tree committee for getting the tree off of the house/grounds so quickly. Question about tree in North parking lot that is groaning? Rani will follow up with Peter to address. It seems to be a branch wedged into another tree and does not look like it is going to come down, but will address.

Treasurer's report and review of 2021 budget

Costs are relatively stable, treasurer's report on the budget highlights the increases being proposed. We will draw on our reserves to cover the costs of storm damage; we are not drawing on the emergency fund.

Legal fees - suggestion to increase the budget to continue to work the issue about the deeds. Possibly reserve the ability to increase during the year.

Question about possibility of insuring the docks? Would likely need to purchase property coverage; at the moment we have only liability coverage. Lakshmi will look into what that might entail.

Two checks in from our non-BK water customers, awaiting others for this year. Everyone paid last year - \$250 from everyone and \$750 from Sperling.

Reminder that everyone has a full family membership to White Memorial

Motion to pass the budget, seconded: Budget passed.

Communication: BK Website reminder

New Business

- Docks - Sustained damage during the storm. We are not having an extended discussion about what to do with the docks, but a plan to make a plan. There are a number of different options to repair or replace the docks. Ways of financing new docks. Possibility of docks that don't need to be put in/taken out each year. Looking for task force to explore options. Would come to community with a fall meeting to

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make a decision. Will defer questions and comments since there are so many unknowns. Send questions and comments to Karen H., Brian B, Bob M. And Steve F. Reminder to everyone to be aware of additional storms this season and the potential impact on their own boats.

- Snow Removal - Expectation that there will be more people coming/living at BK in the winter. Karen H has investigated how to protect the grounds and trees when it comes to snow removal (plowing, snow blowing). Karen H. Is putting together guidelines and rules that she will share with the board and then can disseminate. Example — whether people should use pure salt to melt the ice. Questions of liability — will reach out to Lakshmi.
- Dumpster day - Refuse company tells us what we can put in our recycling and garbage dumpsters, some things can not go into the dumpsters but sometimes they do. Proposal to do a spring cleaning dump day — we have a vendor who will come with a flatbed for \$200 (est) to get rid of anything we do not want. Will suggest not including anything that would involve an additional fee (e.g. an AC that has freon in it). Question about why people just don't use the dump and why we as a community should pay for that. Response that people are just not doing it. Question about maybe using it for things that cannot go to the Morris transfer station, maybe toxic stuff? It will go in as commercial waste — will be weighed and sorted by them. Concern that we are paying for people when they are just violating the rules. Question about having only a toxic waste day.
- Motion to do a non-toxic dump day, seconded. Motion did not pass
- Other New Business
 - Auerbach Milch house is now in contract, pursuant to by-laws community must vote to exercise right of first refusal. Sale price \$640K. Community voted against exercising right of first refusal.
 - Bantam Fuel — will be getting new individual contracts for negotiated group rate, including for Gold Coast.
 - Request to board to investigate issues related to people having individual generators — impact on community of placement and noise. Possibility of new rule and suggestions related to alternatives.
 - Suggestion to investigate insurance issues related to property and liability. Lakshmi is looking into it.

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Nominating Committee - Joan, Shirley, Julie. Thanks to Phyllis who is stepping down after many years of stepping up and serving the community. Also thank you to Ron Gold and Patty Silver. Grateful to Mike H who will stay on as president. Welcome Bob M as VP. Karen K - Secretary, Steve F as Treasurer and broad leaf chair, Ron Elton remaining on board. Two new members: Rani Levy and Lakshmi Bloom.

There are no other nominations to the board.

Motion to elect the slate, seconded. Motion passed.

Thank you to the committee for their hard work.

Open Forum

- Question raised about how we encourage the right behavior as community members. We don't want to name names, but will keep a rough list of things going on that are problematic.
- Labor Day? Suggestion to have a socially distanced outdoor gathering. Volunteers to think about options - Anne K, Stefanie, Shirley

Motion to adjourn - seconded - adjourned