

BK August 2022 Minutes

Community News - shout out to Joan & Shirley for beautiful goodbye party for Hank & Phyllis, we will miss you. Thank you from Phyllis and Hank (before they cry). Thanks to Mike Held for his service on the board. Next generation.... Max & Matthew took an apartment together. BK Brooklyn!

1. Call to Order

2. Collection of Proxies - Main proxy to Julie Siegmund; Chuck Gold proxy to Ron Gold

3. Review and approval of minutes from June 2022 meeting - minutes approved

4. Old Business - Committee reports have been circulated

Safety & Security - request from Karen H that we better identify our houses by making sure every house has a number on it. Also, the fire department has asked for a list of alarm systems - if you have an alarm system, please contact Karen H.

Grounds

- fertilizing - people were very upset about the smell and wanted to know if there was a way to reduce or eliminate the fertilization of the grounds, given the smell. Karen H. noted that we do soil tests and only put in what is necessary and that if we do not fertilize, we will lose grass and get more weeds. We had an issue this time because it didn't rain after the fertilizer was applied. We divide into four applications to minimize runoff into the lake. Question and response about what they are testing for. They take multiple core samples across the property. Samples are sent to UConn ag school and another lab. Question about local guidelines - Bantam lake protective association has guidelines. Do we know if there are local restrictions? There are guidelines, not restrictions.

- Fall clean-up - Question about the possibility of our grounds vendor doing less leaf blowing and using electric machinery rather than gas powered blowers and mowers? Response that the machines have not advanced far enough to switch over. They don't pick up that much. They do mulch. They grind as they are cutting and then pick up the remaining leaves because they can't leave through the winter. Can we share a link to the BLPA best practices? Thanks to Karen H - it's a massive job.

Water - Budget unchanged. Cost of service does go up. Will be receiving EPA guidance on lead contamination, but we did pass our triennial state inspection. Operating expenses up.

Tennis - question about whether it remains worth it to maintain the court that is being used only in a limited way. Board will take up.

Shed - thanks for clean-up and donation of old bicycles. Room looks great. Reminder that there is no winter storage in the shed or in the north lot. We want people to store cars in the south lot (more on this in new business). Question about whether the south lot will be plowed and reminder that plowing is up to individuals who want it in the winter.

Waterfront - drain project completed at beach. We will see how it goes this winter. There was a weed problem at the beach that Brian is addressing with Karen H.

Playground - some minor repairs are needed. Should be within the budget. Question about the hatch in the play structure.

Trees

- The committee has decided that while they do want and need help to plan the planting of trees, they understand the community does not want to have a vendor dictate a plan. Instead they are looking for a vendor that can help support implementing the existing plan, including by providing a visual

map, identifying different types of trees (heights, sizes, expected longevity, etc.). The tree committee has met with four vendors over the last 8 weeks to come up with tree plan ideas. These include professional landscapers and arborists, not landscape architects, and they are close to a decision on a vendor.

- Question if the landscape planner will be a continuing tree budget expense? The board notes that we put \$3,000 in the maintenance section of the tree budget as a new and separate line item. Once we have a plan we may not need the continued support.
- Stumps will be removed - some conversation about whether this can happen in the fall, using 2023 funds if we have the cushion.
- Fall planting? While still possible, there is concern that the stock is not good given how dry the summer has been. But the tree committee will move forward with planting if it's viable in the fall if availability is good and our vendor is on board..
- Conversation around tree placement approvals and it was noted that we do not require 100% consensus. The guidelines are for affected neighbors to have input with disputes resolved by the board. There is a desire expressed that there not be veto power over tree location as that is leading to no trees being planted.
- Question about mulching? Need to protect young trees. Will likely mulch this fall.
- Shout out to the hard work the tree committee is doing.

Treasurer's report and review of budget for 2023

- Dues are paid up

- 2023 budget - largely continues 2022 spending levels. One exception – legal/professional lower in 2023 since 2022 had the survey.
- Dues will be up a little for 2023 but overall financial obligation lower when considering last year's assessment.
- Insurance – note that the 2022 budget was not revised to show added coverage, so the increase is not as significant in 2023 as it looks.
- Note the budget includes two capital expenses - \$5,000 for trees and \$1,000 for stairs down to the sailboat side of the boat dock.
- Operating budget passes
- Capital budget passes

5. New Business

- Environmental Committee. Karen H has volunteered to chair, reach out directly to karen to volunteer
- Committee on BK deeds and modernizing legal structure - not much progress being made. The board will move this and the archive committee forward.
- Update on relations with Camp David and returning the dumpster to old location. Camp David has been a better neighbor this summer. Still some issues surrounding the survey.
- Shed rule about winter parking – no winter storage parking; please put cars in the south lot and cover if you wish
- Car charger - multiple pieces of the puzzle - would likely be addressed in the spring. Fixed and operational costs. There are currently substantial incentives available from Eversource that will be ongoing next year, also whether the federal inflation reduction act has incentives. Need to determine how much capacity is needed and how we pay for it. Current idea is that the community would do the capital outlay but individuals would pay for electricity. Possibility of getting the capital investment subsidized. Suggestion to have a separate meeting on this when Bob is ready to present.
- Umbrella on swim overlook - happy with the temporary solution. If you have thoughts on what we are doing now or in the future, reach out to Karen H.

Julie & Steve will take care of storage of the temporary setup at the end of the season.

- Dumpsters: Have made decision to move the dumpsters back to the right-of-way, having resolved issues related to the dumpster with Sperling. This will solve the problem of the trash haulers damaging the trees with their trucks. This will be done while leaving access to the ROW. Reminder to spray the dumpsters with ammonia to keep bears away. Brian asked to coordinate with Karen H and Rani about remediating the site once the dumpsters are moved.
- Labor Day Party - Julie and Lakshmi. The money is in the budget - no need to collect unless you have excessive guests. Sunday of Labor Day weekend.

6. **Nominating Committee** - Joan, Shirley, Julie. Thank you to Mike Held for his service on the board. Thank you to the rest of the board. Committee proposing keeping the rest of the board as is, adding Larry Gordon. Ron president, Bob - VP, Steve - Treasurer, Karen K - secretary. Members at large, Lakshmi, Rani, Larry. Board elected.

8 Open Forum

- Michael Silver - anything we can do about the offensive sign down the road? Likely there is a freedom of speech issue – he can post that sign. Individuals can complain to the town. Do not approach him individually.
- Karen H. notes there are boats in the field that seem to have been decommissioned and are junk. Please get rid of them.
- Shirley - solar on houses? Anyone else interested? Suggest an ad hoc gathering.
- Reminder that cuttings go into the dump area, except for Japanese knotweed and other invasive species that go into the dumpster.
- Hank has offered to put an azalea near the tennis court.

Meeting adjourned.