

Breezy Knoll Meeting Minutes

Meeting called to order by President Ron Elton (via zoom)

Proxies: None, all present but Mains

Approval of Minutes - Minutes from the August 2022 meeting were approved

Good and Welfare, Community Announcements - so many babies! And welcome to Nat & Ellen

Old Business - Committee reports were circulated prior to the meeting. Questions were taken by committee chairs.

- Waterfront - thank you to everyone who revitalized the signs. Moved a ladder from the north side to the sailboat end of the dock. We will replace the ladder on the north side (about \$300). Question about the condition of the landings - we strip and stain as need be, about every 3 years. We are off schedule due to covid disruptions, but will get back on schedule. We have done a lot of work on the boat dock landing - new wood, pulled back the trees. Brian and Karen will evaluate and get back to community. Note that people should moor in a consistent spot. Chuck will help anyone who needs an anchor. Question about allocation of space to types of boats - more "hand powered" vehicles these days than motor boats. Can it be reconfigured (again)?
- Shed and Parking - no questions
- Sanitation - question about reducing number of pick-ups in the spring and fall. And suggestion to have an extra pickup after the holiday weekends. Luke will review and come back to the board.
- Trees - Thank you to the tree committee and to everyone for what we have accomplished so far. 9/11 Oak -- it is small and being nurtured. Will need to find a place for it to be planted. Maintenance is on target and we will do more in the fall. Question on Phase 2 timing? Late June/early July walk-through. There is a lot of work to be done in terms of filling in the tree map.
- Water - Distributed the water quality report - check your spam folders if you didn't receive. We have had no power outages and haven't used the generator. But price of fuel distribution has gone up a lot. Any breakages cause the pump to operate overtime so keep an eye out for any problems. Request from members to have someone local to check on houses in the winter. Question about potential issues - future EPA mandates.
- Tennis - Question on furniture condition and potential to change surface? Board has discussed. It is prohibitive to replace the court.
- Playground - Karen looked at some easy repairs that need to be done to the equipment, but fundamentally it is in good shape. Lakshmi offered to have her caretaker address small existing issues. Ann will look into a cover that allows it to be open and available to play.
- Grounds - Barberry - will look into how we can address. Updates not in the report: No longer blowing when cutting is done (saves gas and reduces noise!). Any progress on getting grounds crew to switch to electric for weed whacker? They are still resisting based on cost and access to equipment. Request for heads up when there will be a grounds treatment. Question on knot weed? It is highly invasive and spreads. Looks a little like bamboo - heart shaped leaf - very intrusive with deep roots. Dig deep or cover for a long time. Poison ivy in dumps - we haven't asked the landscaper to pull because that would be an expense, but if people are very

concerned we can do so. Discussion about using email to share information on invasive weeds. Question on nature of the organic treatments we are doing? Karen will share the information. We do testing annually and only put back into the grounds what is necessary, and do so to avoid leaching into the lake -- small amounts more frequently.

Treasurer's report and review of 2022 budget

- All dues are paid - question about paying electronically. Zelle and Venmo are not options, but there is a mechanism on the BK website.
- Will request water payments from non-BK customers in July
- Balances are healthy as of now

New Business

- Green/Environment Committee - Thanks to Karen for preliminary work done to date. Board will do more work on structure of committee and how initiatives presented by the committee are implemented/approved/presented to community. Board will do this by the August meeting. BK members attended the BLPA meeting and they are interested in speaking to us. Similarly, White Memorial would be interested in presenting to us. Suggestion to identify one person to interact with BLPA (Don Gordon was on the board previously). Brian is volunteering to represent BK at the BLPA. First order of the committee will be to establish priorities.
- Electric Car - FYI there is a public charger at White Flower Farm and there will be one installed at the White Foundation Museum. Bob has investigated many options for installing a charger. Cannot do it in the shed - would be an outside installation in the north lot. Would be about \$6,000 to install, assuming we have full subsidy from the state and Eversource. If not approved by the state as a multi-family installation, it would be at least 2x that. This would be a capital expense item to be approved by the community. The ongoing operation would be only born by users. Support for idea from some members in anticipation of acquiring electric cars. Will it be scalable as demand grows? Yes. Question on Standards - rapidly changing and will plan to make it flexible as possible. Opposition to opening it up beyond our community.
- Field Committee - Julie has offered to chair. Other volunteers?
- Breezy Knoll Road - three proposals for addressing the road, from patching to repaving. Starts at \$3,000 and goes up from there. Possibility raised of ceding road to the town of Bantam - not really under consideration. Asking Gold Coast residents what they want and if they will participate in expense. Sending letter to GC saying that BK going forward with patching unless there is some interest in participating in more expensive repaving. Some resistance from community to approaching GC as a group, precedence. Question raised about incorporating field proposals into improvements to the road.
- Tag Sale - July 8 10:00 to 4:00. North Lot. Start bringing tagged items to the shed. Will block the bike shed and playground.
- Defibrillators - someone needs to take charge since Hank has moved. Need someone to coordinate training. Judith will take charge of putting out and away, and will ask Natanya to do a training.
- Group email challenges
- July 4th party - On July 2. Potluck. Need volunteer to run - Anne. Marguerite will assist.

Sunday, June 25, 2023

- Visibility on the strip outside the north parking lot. Is there a way to get a "no parking" sign there? It's a state road. Judith L. will reach out to the state DOT.
- Pontoon boats - will be purchasing a boat lift so that the boats will not be moored at our boat dock. Request from houses on the lake to see what is going in before it is put in. Will community be able to review? Yes. Acting as waterfront chair to make a recommendation as to how to moor the pontoons. Does the community have the right to vote on something in the lake. Board will have a dialogue about this as there is a great deal of community concern.

Motion to adjourn - seconded - adjourned