

## Breezy Knoll Meeting Minutes

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

Proxies: Main to J. Siegmund

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Approval of Minutes - Minutes from the June 2023 meeting were approved

Good and Welfare, Community Announcements - delighted that Joan G is ok. Judith and David moved again. Eli KS off to college. Karen H. sent regards from Phyllis and Hank.

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

- Waterfront - Thanks to everyone who helped to get the docks up and running after the flooding. Possibility for some kind of new way to store kayaks/canoes? Up to the committee to come to a recommendation and propose. Solved the goose problem on the raft with some yellow tape. Will also work in the fall/spring on netting to prevent the geese from coming up on the property. Roger reports that the dock fingers were not damaged from the high water and can be reinstalled next year.
- Shed and Parking - reminder about winter storage parking to be in the south lot. Coordinate with Brian before you store!
- Trees - Maintenance and new trees phase 2. Clarification that new capital budget line is \$2,000 - as the tree committee anticipates a slower planting schedule. Thanks to everyone who helped to water and mulch the new trees. Please feel free to weed around the trees. New trees expected to go in (from 2023 budget) in the next 4-6 weeks. Feedback of course is welcome (by Labor Day would be good in order to get the good tree stock!) and will be responded to. If you have a preference as to type of tree, please let the committee know. Reminder to send feedback to [Trees@breezyknoll.org](mailto:Trees@breezyknoll.org). The tree committee is very much trying to respond to the debate about tree placement and notes the ongoing drama. Trying to be flexible and responsive but decisions about trees cannot be driven by one or two families. Many people spoke up to thank the tree committee and support re-trees of the community. Reminder about all of the environmental impacts of having trees.
- Grounds - met with NW Conservation District, goal of protecting lake and having green spaces. Grounds committee will develop plans and come back to the community. Remember to put your cuttings/branches as high as you can and as far back as you can in the dumps.
- Safety/Security - will meet with local emergency providers. Please let Karen know if you have an alarm system. Please put up your visible signs so they can find your house!
- Water - Possible regulatory requirements, mostly on the state level, that if enacted would result in substantial expense. As nothing is concrete at this time, we have not included in the water report. Current position is that there are no actions required at this time but we will stay on top of the issues.
- Sanitation - shout out to EVERYONE who is cleaning up after the bear! Please remember to spray generously with ammonia. Question to move the south dumpster to south lot to reduce bear activity. Or to put a lock on. Will put it back on the board's agenda.

- Environment - thanks to Ellen for the fantastic initial report. Committee recognizes that this is very new and the mandate is broad. They are exploring many ideas and wanted to let community know what they are thinking about and welcome community reactions to the list (what's on and what's off).
- Field - please provide feedback to the field committee. Ideas are just in the development state.
- Tennis - no comments
- Playground - there is carpentry solution to issues rather than replacement.

#### Treasurer's report and budget

- Dues paid; have only received one water payment. Steve will follow up.
- Board is thinking about the timing of budget discussion. It's too early to pass a budget in August given it is for a January budget. By-laws do require an August budget enactment but it might be in our interest to move this to October/November and make appropriate adjustments to the by-laws.
- Operating budget passes unanimously
- Trees - capital expense - for 2024, mostly for the perimeter and ongoing trees. Motion to approve the capital expense for trees. Motion approved.

#### New Business

- Electric car charger - we have the groundwork in place to move forward but the board does not feel the timing is right to move forward with the project. Will revisit in a year or two. There will still be incentives available. And there will be availability in the general neighborhood for the near term.
- BLPA initiative - Little to report. Preliminary conversations. Will have a meeting with BLPA over Labor Day. They are grateful for our stepped-up involvement. Note that our budget includes a bigger contribution to BLPA.
- Sanitation - bear proof lid trial. We will have continued dialogue.
- Composting Trial - board has essentially green-lighted. Motion for capital expense related to composting bins. Proposal passes.
- Field committee- picnic table. Proposal to push the timing of approval when there is more information. Motion to approve \$400 for field committee. The motion passes.
- Update to rule/policy about dogs on the property. Board has approved. Request that people not let dogs off leash near Main house as their dog is particularly reactive.
- Change in budget timing - board will discuss and possibly propose a change to the by-laws. Comments to Steve or another board member.
- BK Road - patching the rough spots, will notify Gold Coast houses

#### Nominating Committee

President - Karen Krop

VP - Bob Maddox

Treasurer - Steve Friedman

Secretary - Anne Kohn

Members at large - Rani Levy (second of two years), Larry Gordon (first of one year), Lakshmi Bloom (first of two years)

Non-voting member - Ron Elton

Motion to approve the board slate: Motion passed.

Labor Day Party, call for volunteers - Patty and Anne will coordinate running the party. They will get back to us with some fun ideas. Need a head count. Softball at 11; picnic at 1:00. If anyone wants to coordinate smaller kids activities...

Open forum

- Docks/canoes/paddleboards - waterfront committee will look at it.
- Reminder to open outdoor water to flush out the system.

Motion to adjourn - seconded - adjourned