

Breezy Knoll Meeting Minutes

Meeting called to order by President Karen Krop (via zoom)

Proxies: Mains to J. Siegmund, Karen H. to J. Luskin; Goldberg to B. Berger2

Approval of Minutes – Minutes from August 2023 meeting were approved

Good and Welfare, Community Announcements – Congrats to Berger boys who now all hold MBA degrees; Congrats to Lea on her College graduation; and congrats to Nat & Ellen on completing stage one of their home construction project!

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

- **Waterfront** – New sand was delivered to beach. Looks great and ready to be enjoyed by kiddies (of all ages!). It was brought up that we may want to consider forming a committee to look at what our options are for the docks moving forward. The Westover community has invested in a floating dock that they are testing this summer to see how it does during high waters. So far, they seem very happy with the docks.
- **Shed and Parking** – Roof of shed in North parking lot has been cleaned and Brian is in the process of getting quotes for painting the shed, to be included in next year's budget. Recommendation was made to review policy on winter parking in shed to clarify and update protocols. New gravel has been added to the basin in the North parking lot, hopefully it will help with drainage. There is still some toxin waste stored in the storage area of the shed. In the interest of getting rid of more toxic waste it was suggested that we may want to collect them more than one time a year (June and October). We were also made aware that our rescue float went missing after the last storm and will need to be replaced.
- **Trees** – Many thanks and kudos to the tree committee for their concise report. We were reminded that there continue to be vines (bittersweet) that are killing our trees that we should be mindful of pulling out when we see them. Stefanie is requesting that we all help remove them and would be happy to help identify.
Grounds – There was a lively discussion regarding cutting practices of the grass on our lawn. Concerns were raised that the recent height of the grass, with all the landscape irregularities that are obscured by the lawn, may pose a safety challenge with regards to walking. We had made some adjustments

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as to the frequency of mowing but have since reverted to old schedule to maintain an adequate height.

- **Water** – Included in the water report is the CCR document which details water quality info. Bob asked that you speak with him directly with any questions.
- **Sanitation** – Larry G. has stepped up as our new Sanitation Czar. Brian will f/u with him on the possibility of using a new vendor who may be able to better accommodate our trash collection challenges and needs. Discussion about need to install better deterrents to bears accessing our garbage. In the North parking lot Brian has jerry-rigged a bungee cord across the lid to make it more difficult for a bear to get into the bin. This seems to be working for now. Thank you, Brian!
- **Environmental Advisory Committee** – Outcome on “experiment” to try ground cover other than turf grass to see what will grow organically is still ongoing. Question was raised as to what is the difference between a committee and an advisory. Board will check by-laws to see specifications for committees or advisory boards and report back. Julie shared that the Field Ad Hoc committee is shuttered for the moment as it is included in Grounds and Environment Advisory Committees.

Treasure’s Report and Budget

- To date we have collected $\frac{3}{4}$ Annual dues. Reminder to bring check to Steve, or make online payments, which streamlines the whole process of collecting dues.
- All good on financials side
- Water bills to non-BK water users will be mailed shortly
- **Other Updates:**
 - Email challenges – Let Steve know if you get any non-delivery notices. He will resend the email.
 - Pink-pong table is up with new paddles and balls (thank you Steve and Julie)
 - We now have a new picnic table donated by the Bantam Civic Association. Julie will take responsibility for maintaining it. Lakshmi will now take over Playground Committee and will be buying a new swing and doing other upgrades.
 - Please let Steve know if you have any updates for the BK directory

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New Business

- Goldberg house is in contract. The Board met and decided we will not exercise our right of first refusal. Goldbergs hoping to close very soon. New members very excited about joining the BK community. Please extend a welcome to them.
- Proposed by-laws change – Would like to make recommendation to change by-laws to be able to pass our budget in the Fall and not at the end of Summer. Main reason for this is to accommodate the budget making, particularly for the Grounds Committee, a big portion of our budget. It is difficult to get good estimates of what materials will cost till the fall because most landscapers are too busy during the summer to give us any adequate proposals.

- **Environmental Advisory Committee** – Ellen shared new items:
 - We are moving forward with restarting composting. We should make efforts to bury any food items containing fruit and keep Ammonia-soaked rag near composting. We are also considering suspending composting in early Spring when it is Bear emerging season. (Early emerging bear flattened our compost pile.) Hoping to move to an enclosed trash area. For now, composting is starting at same location as before with all instructions to be attached at composter site and will also available online.
 - A Newsletter is forthcoming with info on native plant gardening and suggested plants with sources of where you can get them. Will also be putting pics of plants that we need to remove (oriental bittersweet and Japanese knot weed).
 - **LIGHTING:** some of us have motion activated lights, some have Solar Activated lights that go on when it's dark. Committee will prepare a sheet to encourage dark sky approved lighting: lighting that is designed to be safe for us to walk around in at night with minimal impact on wildlife: yellower color temperature, lights focused down where our feet go, low wattage and ones that turn off when we don't need them. There was a robust dialogue about existing lights, community members needs and preferences. There were differing opinions as to how much light we need around homes and in communal spaces. As a first step Karen K. will walk the grounds to survey needs and requests. Stay tuned for follow up suggestions.

- **Heads up** - We are patching up some spots along Breezy Knoll Road, included in this year's budget.

- **Grounds** – Karen has done a great job with improving the health and look of our grounds. The Board has asked her to revisit what our approach has been with regards to the grounds and what changes we should make given the consequences of climate change where summers are hotter, and rains and storms are more intense. We want to make sure we are still doing things in the best possible way and

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- that our stewardship of the lake is optimal. Karen has put together a proposal that she has shared with the board that had some key components:
 1. Testing different kinds of fertilizing on the grass or going to no fertilizers to limit chemical runoff into the lake.
 2. Mowing a portion of the field only once a year which would allow us to improve water and soil retention starting up by the road instead of relying on everything being solved down by the lake. This would also provide a pollinator habitat.
 3. Establishing areas on the ground where we will convert pieces of green grass into something more natural like ground cover, flowers and native species. The process will hopefully promote soil retention, reduce runoff, and create natural pollinators.
 - When Karen comes back from vacation the board is going to share feedback on her report and put together a more consolidated plan to the community for questions and feedback. The plan is to make some decisions by August.
 - Everyone is invited to look around and think about how they want the grounds to look like moving forward. Is there something you want to see?

Please keep in mind that these are ideas to be discussed and not final plans!

- **Social Opportunities for community to get together**
 - Friday/Saturday night gathering sat the dock to schmooze. Everyone is invited to Bring their drink of choice and munchies.
 - Cocktails on peoples' decks – rotating homes...more on that forthcoming
 - Movie night on the lawn with drinks and popcorn (TBD)
 - Square dancing on the Blooms porch?
 - Volleyball tournament

- **July 4th Community Party will be Saturday July 6th at 6:00PM**
 - Potluck dinner
 - This year we ask that you bring your own plates and silverware
 - We will provide the drinks!

- This year on the 4th (Thursday), we invite everyone to join us at the dock for Bantam lake fireworks as we enjoy S'mores and a Specialty drink to be concocted by Karen K
 - Idea to be explored: food truck to come to one of our parties

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Open Forum:

- There was a request to re-form a steering committee to see what the next life cycle of our docks will look like, given recent high-water levels and potential damage. Will investigate
- Exit interview – It was acknowledged that any community member who chooses to leave BK is welcomed to discuss with the board any issues they experienced and therefore it is not necessary for a separate exit interview.

Everyone is invited to Krop/Sigmund deck for brunch and coffee

Motion to Adjourn – second – meeting adjourned