

April 16, 2011  
BOARD MEETING

The meeting was called to order by Chair, Nancy Papineau at 10:15 AM at the pool house. Those in attendance were Dave Asselstine, Jon Hunter, Dick Knutzen, Marilyn Laubach, Tim McGregor, Nancy Papineau and Nadeen Walker. Also in attendance was Tom Walker.

Under water system business the cost over run was discussed. There is a need for \$40,000 to \$50,000 to bring the water system upgrade to completion. Some of the items that contributed to more expenses were: bad winter weather, upgrade of the Banner controls, extra warranty, upgrade of paint color. A discussion followed as to another assessment for the property owners to finalize the project. With an additional assessment of \$275 to \$300 of each association member a total of \$15,000 would be realized. Jon made a motion for a \$275 assessment per member to cover the water system upgrade to completion. The vote was 6 yes - 1 no. This assessment notice will go out before the general meeting.

The legal agreement with Kirkpatrick/Donnelly calls for them to pay 50% of the booster package as a result of the change in tank location. Dick made a motion and it was seconded to have the attorney draft an offer letter to them for payment of the amount owing. This would state Kirkpatrick/Donnelly would have the opportunity to pay \$17,500 in one payment without interest. If this is not possible, then the original contract for the 50% would take affect. This would be 50% (\$22,731.84) of the booster cost over 10 years at 6% interest. This motion passed with a unanimous vote. A discussion also took place as to what needs to be done to bring the construction site vegetation back to a more "normal" state. Further review of the site and input from the contractors will be done on this.

On General Fund finances the upcoming expenses will be for replacement valves on the water system; a new roof for the well head; gravel for the road to the well head; replace failing blow off valves at the end of Camus Drive. The above expenses will be delayed until the monies from the yearly fees will come into the treasury. The blow off valves need to be replaced ASAP. Tim Tayne and his son will do this at a more reasonable cost. Tom was given permission to proceed with this if the expense does not exceed \$1,000.

Dave set a day for the pool clean up as well as possible work around the tank on Memorial Day week end - May 28. It is hoped that this date would allow for 3 possible days of more volunteer workers. There will be a pot luck planned on May 28 for the work party crew. Expenses for pool repair, etc. should be around \$1,200. This will include tile work, epoxy, paint, chemicals and test kit. There is also another expense of about \$600 for a new pump. July 30 was set as a pool BBQ day. More details will be planned later.

The annual assessment fees will remain the same as last year - \$450 per property. A \$45 reduction from this amount was agreed upon for non pool users.

Further plans were made for the water tank celebration. It was decided to hold the ceremony first at the tank site before the meeting starts. Food will be after the general meeting.

Meeting adjourned at 12:00 noon.

Respectfully submitted,  
Marilyn Laubach, Secretary.

