

October 19, 2012  
Board Meeting

The meeting was called to order at 11:25 AM by chair, Nancy Papineau. Those present were Jon Hunter, Dick Knutzen, Marilyn Laubach, Nancy Papineau, and Nadeen Walker. Also present were Dave Asselstine and Tom Walker.

D J from All American Underground Construction was present to give a report on the installation of meters and setters for the repair of the water system. The construction company has merged with Bayshore Construction who does the construction phases and All American does the installations. This is a means of keeping the work from cross contamination of water lines and sewer. The meters will be required by the State Health Department in future years. This project will be done in 3 phases. The first phase of the meters/setters will start within the next 2 - 3 weeks along Camus Drive from the lagoon area to the end of the road. Residents will be notified of having their water shut off during work days for about 3 - 4 days with service turned on at night. Due to a change work order to include more meters/setters, an original bid will be revised. This new quote will be given to Nancy and Dick for their review and approval. A contract will be signed after this is done. Terms of the contract will be 50% down to start work and the remainder due when the work is completed. Dick and Tom will be contacted by the company of any further change work orders.

The Board asked Tom to speak to All American to get quotes on about the replacement of 3 main valves and a culvert that will be needed.

Marilyn gave a report from the By Laws/Articles of Incorporation revisions committee (Rex Davis, Lynn Sommers and Marilyn). The reworking of these documents to make them relevant to current usage has been completed. The attorney has reviewed them and made some necessary changes. Copies of these will be sent with the next general meeting notice to each Association member. These will be voted on at the general meeting.

Nancy made a motion and Jon seconded it to reimburse Marilyn for print cartridges to do the printing of these. The motion passed unanimously. Because the Association has the paper, this would be the more economical way.

#### Financial Matters

In order to be able to start the work on the meters/setters work Nancy is applying for a line of credit through Heritage Bank where the Association has accounts. The plan will be to pay off this credit when the annual fees will be coming in to the account. Marilyn made a motion and Dick seconded it to allow Nancy to proceed with applying for the line of credit with Nancy and Nadeen being given the authority to sign for this at Heritage Bank. The motion passed unanimously.

Nancy was also going to check with the USDA to see if the Association would possibly qualify for grant monies to help with the project.

A situation has been created by a property owner that had his lot logged at the entrance to the inside road off Dana Drive that is the access road to inside lots and the new water tank. Road damage and drainage problems need to be address by the property owner. Engineer Ken Martig has noted the measures that need to be done to comply with regulations for run off, drainage and road repair. A letter will be sent to the property owner for compliance within a specific time limit. If this is not done, then the Association will be forced to contact the necessary agencies to get the problem corrected.

Dave Asselstine gave a report on the status of the pool. A pest control company was used to take care of the insect problem in the pool house. A further call may be needed to make sure the problem is completely taken care of.

Other problems at the pool include tile coming loose and a definite water leak. Nancy offered a water detection device to see if the leaks can be located and repaired. With the various items that are or will be needed to be repaired there was much discussion as to whether to continue with “band-aid” type fixes or take on major work. It was felt that at this time it was better to continue with repairs until the water system repairs and update are completed. This may not be for about 2 - 3 years.

Engineer Ken Martig has stated he will be writing a 5 year plan for the water system in the near future. The current plans are to have the annual dues cover the maintenance of the water system in the future unless there is something unforeseen.

The next Board meeting date will be April 20, 2013, at 11:00 AM at the pool.

The annual General meeting will be April 27, 2013, at 11:00 AM at the pool.

Meeting adjourned at 1:05 PM.

Respectfully submitted,

Marilyn Laubach, secretary