

**Minutes**  
**Board of Director's Meeting**  
**Nantucket Preservation Association, Inc.**  
**April 10, 2002**  
**1510 Misty Lane**

(Unofficial version of minutes edited to remove reference to individuals, in some instances.  
Home owners can obtain official minutes by written request to the Secretary)

**PRESENT: Gerald Atmar, Bill Harris, Penny Holmes, David Reed, Pamela Rosynek.**

**Guest: Hank McQuaide**

Meeting called to order: 6:15

**A.) Roll call and certifying proxies:** Record presence.

**B.) Proof of notice of meeting or waiver of notice:** Confirmed by presence.

**C.) Minutes:** Bill recommended approval of the January Board minutes as submitted, and Gerald seconded the motion. The motion passed. Dave asked for the Board to review the association meeting minutes for the NPA February 9<sup>th</sup> general meeting.

**D.) Report of Officers:**

- 1.) President - No Report
- 2.) Vice President - Penny reported that she had difficulty obtaining restrictions for the retirement section. She obtained the code restrictions from the developer. A discussion ensued concerning whether the ACC and Herb Booker, Chair, had access to the restrictions.
- 3.) Secretary - No Report
- 4.) Asst. Secretary - No Report
- 5.) Treasurer - Bill reported that he is seeking the best interest rates possible for NPA funds ,and is in regular contact with a financial advisor.

**E.) Report of Committees:**

- 1.) Architectural Control Committee -  
Bill reported that the committee met recently with three different building proposals being considered. (A question was asked about a property on Arrington Road. Bill said that the property owner in question did not go through the process as required by the Deed restrictions for the building on that site.) Hank said that he felt he was not in the loop, and Board members discussed procedural improvements to keep the management company more informed. Bill said that two copies of the papers from the committee are available, and asked who keeps them. Bill said that any paperwork should be filed with Hank. Bill noted that many of our houses in Nantucket would not

meet new State codes for windows.

2.) Lake/Park Committee - No Report

3.) Annexation/Legal Committee -

Penny said that Kelly Tiplan, City of College Station employee, e-mailed a report concerning annexation information. July 11<sup>th</sup> is the first meeting date to consider annexation. A resolution will be presented to the City Council. Bill suggested that this information should be passed to the 22 homeowners in question. We will give the information to Hank.

4.) Social Committee - No Report

5.) Maintenance Committee - No Report

6.) Communication Committee - No Report

#### **F.) Unfinished Business:**

1) Homeowner's Poll -

A question ensued concerning changing the by-laws to allow voting by email. Various ways were discussed to certify voting via email. The October meeting will consider different options and we will finalize the decision in December. Bill moved that the Board authorize or develop a map of Nantucket. Penny seconded the motion. Penny has a map with lines delineating property and addresses with no lot numbers on it. Gerald asked that something similar to that be distributed. A question concerning a Nantucket directory was raised. The issue of liability concerning releasing a directory was also discussed. Gerald said that we should have a list available upon request for committee members and committee chairs. Bill moved that a list be available to the Board, committee members, and committee chairs through Hank. Gerald seconded the motion. All said aye. The motion passed. It will be a tenant roll or directory.

Gerald suggested that we send a letter to the City Council of College Station relating Nantucket poll results concerning annexation. 80% of those surveyed were against annexation. Penny seconded the motion. The motion passed. It was also suggested that a follow-up letter be sent via web site with reminders concerning the dog leash requests. Gerald suggested a general letter to specify that dogs be contained on their own property. Bill seconded the motion. The motion passed.

#### **G.) New Business:**

1.) Brazosland Properties -

Hank talked about the keys on the gate to the park. He said that he has 47 keys in the office. People are to obtain the key from him. The residents must sign for the key, and the new lock will be in place by May 1. Dave showed the Board the placards and the Identification cards. Hank said that there was no additional information

concerning the oil well situation. He felt that there was no good place for them to drill in Nantucket. A question about filing yearly papers for non-profits with the state was raised. Hank asked the accountant about this, and she said that the only papers filed were IRS forms. Hank will check with the former developer concerning this matter.

2.) Budget

Hank discussed the expenditures to date. A question ensued concerning changing the budget as overages in postage and legal costs have already occurred. Bill did not want to alter the budget. Bill moved that over budgeted items be taken from reserves. Penny seconded the motion. The motion passed.. Bill said that we may be able to make up the difference in the budget on other items. Another motion was made by Gerald to allow Hank to write checks for an overage in excess of a budgeted item of 20% , but not to exceed \$250.00. Bill seconded the motion. The motion passed. Bill moved to expend \$2,587.00 to pay taxes. Gerald seconded the motion. All said aye. The motion passed

The Board discussed methods of payment from delinquent homeowners. Dave asked if the accountant will reconcile financial books.

- 3.) The Board discussed a possible message board and the appropriate placement of the board if purchased. It was suggested that we look at this item later depending on the budget. It was suggested that someone may donate this to the NPA. The Nantucket logo was discussed. The present logo is for Nantucket Limited. The Social Committee was suggested as the appropriate committee to think of a future logo for the sub-division. The Board decided that the officers would remain the same. Other items from the floor included the possibility of a newsletter. Dave asked for suggested items to be included. Items suggested were: dog restrictions, placard information, letter from College Station, oil well information, changes in ACC restrictions, web-site information, and poll results. Dave said that he will write the informational letter.

**I.) Meeting adjourned: 8:10**

Respectfully submitted by:  
Pamela Rosynek, Secretary