

Minutes
Board of Directors Meeting
1415 Harpers Ferry
April 20, 2006

Meeting Called to Order: 7:00PM

A. Roll Call and Certifying Proxies: Record Presence : Ward Wells, Jeff Milburn, Pam Rosynek, Kasey Lobb, Karen Weir, Hank McQuaide

B. Reading of Minutes of March 20, 2006. Motion to accept made by Jeff, 2nd by Pam, accepted by unanimous vote

C. Report of Officers:

President – Ward Wells – There were several phone calls regarding the property owned by Phyllis in South Hampton and Nantucket Phase 7. Meeting called by P&Z was to have finalized plating of the area discussed in a public meeting two years ago. The section is a West section and Phase 7. The East section had no final plat asked for at this time. Several Nantucket homeowners voiced concern as to how this was to affect their property. Since this area is not in Nantucket and is within the framework of plans accepted by the P&Z several years ago there is little Nantucket can do to alter the plat.

The area at Nantucket near the residential-commercial area and adjacent to the frontage road are now on a current-use plan , listed Commercial Residential and grandfathered in the annexed area (not yet zoned) as AO (Agriculture Open. The County and the City show different sizes on their maps. The property (section adjacent to frontage at AO) current land use plan lists it as '*park*'. Phyllis has proposed to the College Station City Council to change it. Nantucket would be involved in any pre-meeting prior to any change decision made by the City.

Ward contacted Hank to get the lawyer to send letters to homeowners against whom complaints have been made in regard to abandoned vehicles and unkempt lawns. This measure was presented and accepted by the Board in a previous meeting.

Vice-President – Jeff Milburn - Tx-Dot will be contacted about the situation at the spillway concerning the drainage problem due to change of surrounding land. He feels confident that co-operation will occur.

Secretary – Karen Weir – no report at this time.

Treasurer – Pam Rosynek – no report at this time.

Asst. Treasurer and Asst. Secretary – Kasey Lobb – no report at this time.

D. Management Report – Hank McQuaide – Delinquent homeowners dues amount to \$2479.50. Several homeowners are expected to pay shortly and some outstanding debts are due to new home construction.

A motion was made by Jeff and 2nd by Karen with unanimous acceptance, that all dues owed in the amount of \$10.00 or less be removed from collection. This will clean up any bookkeeping that keeps riding over year to year.

Those homeowners who have an outstanding debt who have made no attempt to clear it will be sent a letter which will clarify Nantucket's stance in the matter.

E. Committee Reports

ACC– Ward Wells – Pool plans for a home on Nantucket Dr. were approved, a homeowner on Harpers Ferry has asked to place an awning on his patio.

Major complaint of homeowners is the time lag between request and response of Committee. ACC is making effort to streamline forms and time needed for response.

LAKES AND PARKS – Ward Wells – weeds at the shoreline need to be removed. Hank will get in touch with Gerald Atmar and investigate the problem.

The boathouse has been vandalized and some boards have been ripped off.

Ward is getting an estimate for removal of the boathouse and construction of a covered and open area using the existing piers.

Strategic Development Planning – Jeff Milburn - meetings will be held in upcoming weeks with an agenda of : realtor meeting with lunch, pavilion at the lake, meeting room /community use room, modern material fencing, entryway, sound wall and new road impact. These subjects are in the idea and discussion phase.

Communication Committee – Pam, Karen and Kasey – requests have been made to update the website and list all committee members, the Directory needs to be put under Password.

Landscape and Maintenance – Karen Weir – a motion to have new keys made for the lake gate due to use by many unauthorized people was made and 2nd by Pam Rosynek.

The new trees have been watered by Joe and Penny Holmes and they are doing a great job. Nantucket owes them a big “THANK YOU”.

Hank has issued a work order on getting new fence placed at the boat launch area and on the right side of the entrance to the park.

Private lake signs and no trespassing signs need to be placed around the lake.

Hank is requested to cut down the dead pine tree near the launch area.

Guidelines Committee – Kasey Lobb – there have been two meeting to date. Progress is being made on the wordings for the guidelines. “Highlights” are areas of the Covenants that are covered by new guidelines. New forms are being made for the ACC to use which will inform homeowners of what is considered acceptable. The new “Welcome” packet should include the Guidelines as soon as they are finished and approved.

Social Committee – Pam Rosynek – the two homeowners who volunteered to do the “Welcome” packets are to meet and begin the process of creating the information.

Annexation and Legal Committee - no report at this time.

F. Unfinished Business – None at this time

G. New Business - None at this time.

H. Adjournment – 9:00PM next meeting on May 22, 2006 at Jeff Milburn's home. Motion to adjourn made by Jeff, 2nd by Pam.