

Minutes
Board of Directors Meeting
1415 Harpers Ferry
December 19, 2005

Meeting called to order: 6:30PM

A. Roll Call and Certifying Proxies: Record Presence

Ward Wells, Jeff Milburn, Pam Rosynek, Karen Weir, Hank McQuaide

B. Reading of Minutes of Nov. 21, 2005 Read and accepted.

C. Report of Officers:

President – Ward Wells

A letter to Mr. Allen Kristof , who represents BTU, was written by Ward and sent to BTU. It explains the Boards position on the proposed location of the poles in Nanucket.

It was reported to Hank that they did not intend to take any action on the placement of the poles at this time. When the time comes for them to take action we wanted them to have, in writing, our protests as well as our willingness to co-operate in getting this matter settled to the satisfaction of both.

A revised nomination form was sent to Hank for the up-coming election. This will be provided to the homeowners prior to the Feb. annual meeting.

Ward discussed an agreement of easement rights with Mr. Carl Goldap, Waste Water Superintendent, in regards to the sewage treatment plant and the property involved. Due to political situations and legal situations presently involved in the handling of that land and property they wish to meet with us. A motion was made by Jeff and seconded by Pam and unanimously agreed upon that would allow Ward to negotiate for the Board a cleanup of the sewer plant by the City of College Station. A report will follow.

Vice President -- Jeff Milburn

Mr. Spencer Thompson will receive copies of the technical descriptions of the easement in front of Nantucket according to College Station. At present the tracts are in a disorganized format and the “meets and bounds” do not seem to be in a clear form. Jeff expects to hear more from Spencer on this matter.

Jeff will inform those involved that we at Nantucket expect the completed work in the entrance area to reflect a condition after construction that allows us to continue to develop our entrance to reflect planned and existing improvements.

Jeff will meet with Jay Page and L.Treywick from Tx-Dot to discuss co-operation in the development of the area near the dam. Riprap and landscaping will be discussed.

Secretary – Karen Weir

No report at this time.

Treasurer – Pam Rosynek

No report at this time.

Asst. Treas. And Asst. Sec.--- unfilled positon

D. Management Report - Hank McQuaide

The linear footage of the fence line in Nantucket has not yet been established. That information will be provided before the next meeting for use by the Strategic Planning Committee. The footage is needed in order to get an estimate for fence replacement in the future.

Wayfarer Lane will be an open road into the new development that Phyllis is developing. However, the road will not go through to the bypass. It will join a winding road in the Phyllis development.

The budget was discussed and we are within our budget for this time of year.

Hank and Karen will purchase trees for the park area prior to the next Board Meeting. Hank has equipment which will allow us to plant these new trees.

Hank will get an estimate for tree removal of any dead trees around the lake area as well as cutting down of the dead trees in the lake. The Lakes and Park Committee has requested the estimate.

E. Committee Report

ACC - unfilled Board position

No minutes from the meeting with the Lobb family has been provided yet. Their house plans were approved.

Due to a lapse of time limit on construction approval a garage addition was built in Nantucket that was not acted on by the ACC. Ward gave the OK to the plans but now needs to have the sign-off sheet to get the papers in order. This should be provided by the ACC prior to Jan. meeting. Ward will check on the progress.

Lakes and Parks - Ward Wells

The plans for the fishing pier with a covered area were discussed. The existing piers would be used. The Board unanimously approved the continuation of preparing finished plans for this project.

Strategic Development Committee – Jeff Milburn

Plans for the front entrance with improvements on both sides are being considered. The Committee has been asked to gather pictures of areas they see that seem applicable to Nantucket. The use of the plans made by the student study group as well as more detailed designations are needed for the Feb. annual membership meeting. A motion to provide conceptual plans for the meeting was made by Ward, 2nd by Pam and unanimously approved.

Landscape and Maintenance – Pam Rosynek

The addition of new trees will make an improvement in the lake area.

Communication - Pam Rosynek

Karen Weir and Pam are going to have the 3rd Nantucket Newsletter ready to be sent by Hank with the notice of the Feb. meeting .

Social Committee - Karen Weir

Hopefully the Committee can find a home to host the Valentine's Day Game Night.

F. Unfinished Business- none at this time

G. New Business - Annual meeting date needs to be set and arrangement made to hold it at Wellborn Community Center. Hank will notify them as soon as we have a date.
Slide show for annual meeting to show what we have in mind for Nantucket's future as well as what has been accomplished this past year needs to be assembled.

H. Adjournment -- 9:30PM