

Minutes
Board of Director's Meeting
Nantucket Preservation Association, Inc.
JANUARY 16, 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, Dave Reed, Pamela Rosynek. GUESTS: Hank McQuaide, Pat Kultgen.

Meeting called to order: 6:07

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

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

C.) Minutes: David congratulated Gerald on doing a good job with the minutes. Bill moved to approve the November 14th minutes with no corrections. Gerald seconded the motion. All said aye. The motion passed.

Update on Sewer Plant: Pat Kultgen, guest:

Pat Kultgen gave an update to the Board concerning the sewage treatment plant. Pat said that the owner of the sewer plant sent a letter to the homeowners involved to notify them of a rate increase of between 300-400% a month. She said that some retirees are being affected by this big increase. Pat stated that the sewer plant owner does not have a permit to operate a public utility. The owner of the sewer plant has a permit to discharge effluent. The owner is threatening to cut people's sewer lines for non-payment and to charge a \$400 re-connect fee. Pat stated that the sewer plant owner requested annexation from the City of College Station. Ms. Kultgen then said that the TNRCC is sending the owner a letter of non-compliance.

Additionally, Pat said that she contacted the city of College Station and Jane Key of the city for additional information concerning annexation. Pat requested an Economic Impact Study. Jane said that it was not completed as yet. The city was presently working on an Economic Impact Study which was different. The sewer plant owner has the permit to discharge but, the owner does not have the Certificate of Convenience and Necessity (CNN) which includes vital rates, alternatives, etc. The sewer plant owner never had this permit. The sewage treatment plant is basically an investor owned public utility and the owner can not charge the public.

David asked Pat what she expected the Board to do. Pat asked if the Board was interested in her graduate class investigating annexation and the sewer plant

issue as a class project. The Board stated that we would be interested in obtaining information that the class would be able to accumulate. Penny made a motion that the Board would be interested in obtaining information from the class study. Gerald seconded the motion. All said aye. The motion passed.

Pat also stated that she felt that the TNRCC will intercede. The Board members asked Pat to keep the Board updated on the sewage treatment events and any information from city officials concerning annexation. Penny suggested that Pat become a member of the annexation committee. Pat agreed to membership on this committee. Pat will communicate with the Board members via email and will keep us informed. The Board thanked her for her hard work and she was excused.

D.) Report of Officers:

- 1.) President:** No Report
- 2.) Vice President:** No Report
- 3.) Secretary:** No Report
- 4.) Assistant Secretary:** No Report
- 5.) Treasurer:** Bill reported that the Board needs to make a decision concerning the money with Edward Jones. The Board discussed different options. Dave suggested that Bill have the authority to decide what to do with the CD's. Everyone agreed.

E.) Report of Committees:

- 1.) ACC-**Bill reported that the committee is functioning very well. Discussions occurred concerning a newly built barn on Arrington Rd. without ACC approval. The board asked Hank McQuaide to investigate the building. The Board needs to remind owners to go through the ACC for building, etc. A discussion ensued concerning maintenance of the easement and responsibility of the county, maintenance crews, and residents.
- 2.) Lake/Park-** We discussed the fish population.
- 3.) Annexation** - Penny reported that the development down Tucker Nuck will use the Nantucket road, but it is not part of Nantucket.
- 4.) Social-** Pam reported that the committee will meet again soon. The Christmas caroling was not as successful as hoped.
- 5.) Maintenance-** No Report
- 6.) Communication-** No Report

F.) Election of Directors: A discussion of the timing of the officers will be checked by reading the by-laws.

G.) Unfinished Business: Hank did a year-end update of finances, and we had more money than we expected. A discussion ensued concerning the gate, flags, legal fees and postage. The ACC needs to specify that any expertise or legal fees needed by the committee for a decision must be paid by the homeowner. The homeowner must be notified of the expense prior to incurring the opinion.

Hank said that second letters for payment of homeowner fees were sent out.

H.) New Business:

The poll results were handed to the members to review. Results are still coming in so, Dave will tally the results closer to the annual association meeting. Dave will try to set the association meeting at the Wellborn Community Center on Saturday, February 9th at 9:30. Items to be on the agenda were discussed. Bill suggested that Dave discuss the accomplishments, and Hank should outline procedures and the management process, services, etc. A discussion ensued concerning the dissemination of the keys to the park and placards.

Dave suggested that the Board meet quarterly, January, April, July, and October on the second Wednesday of that month. Everyone agreed.

I.) Adjournment: Motion to adjourn at 7:55. All said aye.

Respectfully submitted:

Pamela Rosynek