

Minutes  
Board of Directors Meeting  
1396 Seamist Lane  
July 18, 2006

Meeting Called To Order : 6:30PM

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

B. Reading of Minutes of June 20, 2006. Motion to accept made by Ward, 2<sup>nd</sup> by Kasey. Unanimous vote to accept.

C. Report of Officers

President: Ward Wells

Progress on the sewer plant has halted because Phyllis has not signed off with Municipal Development Group (MDG). The issue should be placed back on City agenda July 27, 2006. Ward attended the last City Council meeting ( July 13) and spoke with Mr. Smith about the above issue stating our position.

Vice President : Jeff Milburn

To date there has been no further bids on the boat deck/removal of existing boat house. There is no set date for the meeting with the Realtors.

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

Six new signs were placed in Nantucket as per request. They were placed in highly visible places around the lake area and surrounding areas.

Phone calls will be placed to those homeowners/lot owners still delinquent with their dues.

Two bids for landscape/mowing have been received. These people prefer to not be "on call", but rather have a standing contract. Hank asked them for 9months at given dates. The estimate is between \$1200 and \$1400. The next mowing is due next week and the dam is due to be mowed.

E. Committee Reports:

ACC - Ward Wells

There has been two people resign from the ACC and two new members taking those vacant spots. There is no meeting this Thursday (July 20)

ACC protocol needs to be followed by actual meeting or joint communication of all members prior to anything being sent to Hank's office. All communication and decisions must be acted upon through the Chairman. The Committee should act in unison with full disclosure and discussion and with the Chairman directing the end result.

#### Lakes and Parks- Ward Wells

Boathouse estimate from Circle K&J Builders stands the same as prior (60 days) estimate. The Committee requested input as to height of deck from surface of water – to date no clear consensus has been made.

A motion to accept a modified bid for the job from Circle K&J Builders was made by Kasey and 2<sup>nd</sup> by Pam. A discussion followed and a unanimous vote was recorded. Permission to have a \$500.00 leeway in accepting the new bid was given to Ward in order for him to be able to deal directly with the contractor without the necessity of a Board meeting should the price be altered due to our modified requests on the previous bid.

The modified bid was for treated lumber on the overhead section of the covered area and the use of screws rather than nails. Also, a clarification as to hardware type is requested.

#### Guidelines Committee – Kasey Lobb

The scheduled meeting date has been changed. The possibility of Shane Phelps attending the Board meeting or the calling of a special meeting to discuss the Guidelines was discussed, but not yet decided upon.

#### Strategic Development Planning - Jeff Milburn

An effort to have an early Aug. meeting with the Realtor group is hopeful.

#### Communication - Kasey Lobb – Pam Rosynek – Karen Weir

An effort needs to be made to get new information on the web. An effort will be made to get a Newsletter out in September will, also, be made.

#### Landscape and Maintenance – Karen Weir

The trees are being watered by Karen, Penny and Joe Holmes but a formal request is made for Hank to find someone with a better method of getting the trees watered. Hank agreed.

#### Social Committee – Pam Rosynek

Becky Daniels and Pam put together a “Welcome Packet” for newcomers and they visited two new homeowners.

Annexation and Legal Committee - no action at this time.

F. Unfinished Business – none

G. New Business

1. Hank has been requested to notify the new homeowners on Arrington about complying with the covenants in regards to vehicles and boats in full view in their yards. Restrictions prohibit “unsightly obstacles” in clear and concise terms. In regard to the issue of compliance with the previous written requests made to homeowners on this subject a motion was made by Pam and 2<sup>nd</sup> by Jeff for the Board to instruct Hank to proceed with the next legal level on this matter. Unanimous acceptance.

2. We respond to the City of College Station in regard to the easement issue in a manner that will allow Nantucket to preserve control over the final appearance of Nantucket. Some terminology must be clarified and made more acceptable to the Board prior to any final agreement.

H. Adjournment : 9:30PM