

**Minutes
Board of Directors Meeting
1415 Harpers Ferry
June 21, 2005**

Meeting called to order: 7:00pm

A. Roll Call and Certifying Proxies: Record Presence

Ward Wells, Pam Rosynek, John Bryant, Karen Weir, Hank McQuaide

Absent : Jeff Milburn

B. Reading of Minutes of May 23, 2005. Read and accepted.

C. Report of Officers:

President -- Ward Wells reported that the Guidelines for Fences and Screening were now in the hands of the ACC and on the website.

The ACC had a meeting with Wells about the Guidelines and the question of liability coverage for the Board and ACC members was brought to his attention.

Spencer Thompson was to speak with us this meeting but he did not appear. Ward will find out why he was a no-show.

The Board has a Letter of Agreement for us to sign in regard to the sewer line installation.

This new Agreement has the addition of Phyllis' name.

Ward discussed plans for new road construction in regard to the changing of the placement of Arrington Road. The plans are on the City of College Station website.

Vice President -- Jeff Milburn -- absent

Secretary -- Karen Weir -- no report at this time.

Treasurer -- Pam Rosynek -- no report at this time.

Asst. Secretary -- John Bryant -- John reports that he will be leaving Texas for approximately two years as of the first week of August. He is accepting a new position in Qatar.

(He will be missed by all and best wishes are extended to him and his family in this venture.)

Asst. Treasurer -- John Bryant -- no report at this time.

D. Management Report -- Hank McQuaide -- As to date there are

only \$1600 outstanding in dues from the homeowners. The expenses are in line with projected expenses in the budget. The lack of rain has kept the mowing down so far this year.

E. Committee Report

ACC -- John Bryant -- The concern of liability coverage was discussed and Hank said we had coverage. More will be discussed after Hank has the figures for us on this subject.

Several homeowners have fences out of compliance with the covenants.

The ACC will assign areas of Nantucket for members to oversee as far as new construction that needs to be brought to the ACC general attention.

A request has been made that a copy of the by-laws be given to a lawyer to better understand our legal stance on compliance cases, both old and new. This action has been approved by the Board.

Lakes and Parks -- Ward Wells -- Gerald Atmar and his group will be asked to begin a final design study for the fishing pier this month. Ward will discuss this with him.

Strategic Development Planning -- Jeff Milburn – absent

Landscape and Maintenance -- Pam Rosynek -- an extensive planting of new trees along the area running along Highway 6 and across the base of the dam was proposed by Karen Weir in preparation for the noise that will accompany the new road way TxDot has in mind for the entrance area of Nantucket and beyond. This was met with favorable response from the Board. More investigation as to type, size and amount of trees needed must be done by the Committee. However, it was agreed upon that an early start on this process was a good idea since trees take time to grow to a useful size.

Communications – Pam Rosynek – no report at this time.

Social Committee – Karen Weir – no report at this time.

Annexation and Legal Committee – Jeff Milburn – absent.

F. Unfinished Business : The Board will have a lawyer speak with us In regard to our legal standing with deed covenant violations in either the July or Aug. Board as soon as a date can be set.

G. New Business_: The Board passed, by unanimous vote, to accept the bid brought by Hank McQuaide at last month's Board meeting (May 23, 2005) offered by the Brazos Valley Maint. and Home Repair Company to have the fences repaired, primed, painted and replaced where needed. The bid was accepted at estimated total of \$9072.32. (See the minutes of the May 23, 2005 meeting for details of the contract).

The complaints and concerns of some homeowners over the excessive water pressure in Nantucket was discussed. There have been some homes damaged by a flux in the pressure and homeowners have wanted to know what the stance of the Wellborn water company is. The Board requires more information on this subject before discussions or suggestions can be made.

Ward Wells had information as to the location and appearance of the proposed Tx.Dot roadway development of the overpass of Highway 6. The road will be raised to go over roadways that will extend to the east side of the hwy 6 feeder road. Nantucket Drive will face the new overpass and traffic will be able to access the east side of Highway 6 through a two lane road with two-way traffic and two one-way lanes for access to hwy 6 north and south. .The plans for this road are found on the TXDOT website Epsilon Engineering, Inc. job #092

The finished height of this overpass will exceed that of our dam and, thus, will be a source of noise for Nantucket. The Board plans to look into any methods that will lessen the effect on Nantucket. More information is being sought about this project

A motion was made by John Bryant to begin moving the pile of reserved soil by the dam to the top of the dam to stop erosion. Hank had given us estimates as to the time and the expense of the job in

May's Board meeting. The estimate was two days @\$1800 a day. This work is needed to preserve the dam. The motion was 2nd by Pam Rosynek and voted unanimous to accept.

H. Adjournment : 9:30pm