

Nantucket Preservation Association, Inc. (HOA)
Board of Directors Meeting
Location: 1104 Faraway Island
5:30 P.M. Tuesday 12 September 2017
MEETING MINUTES

1. **Quorum Call:** 5:37 PM, Board members present: Ward Wells-President, Howard Williams-Vice President, Bernie Bernard-Secretary, Kevin Griffin-Asst-Secretary, Cecivon Garcia-Treasurer. *Quorum was met.* Visitors: Hank McQuaid of BCR Realty, HOA Manager.
2. **Approval of prior Board meeting minutes:** meeting of 08 August 2017 minutes approved unanimously.
3. **HOA Management report:** Hank reviewed YTD financial report; all was in order. There were 5 delinquencies as of the end of last month.
4. **HOA Committee reports (by Board Liaison):**
 - a. *Maintenance (Kevin):* **Hank** will present bids (due 29 Sep) received from 6 contractors at next Board meeting for 2018 regular mowing & upkeep of the commons and RoW with our new mowing frequency. Board decided to suggest at the Annual Meeting that residents mark with flags their yard areas adjacent to the RoW, but not the RoW itself, to keep the maintenance crew from inadvertently mowing wildflowers not in the RoW.
 - b. *Architectural Control (Cecivon):* **Cecivon** and **Ward** will meet with the ACC to request a listing of issues needing Board clarification with respect to method of resolution. **Hank** will investigate reports that 1404 Harpers Ferry is being used as some kind of half-way house used to house 5-6 unrelated adult males.
 - c. *Financial (Cecivon):* no report, but Ward noted that the By-Laws do not require an Annual Meeting vote of residents for approval of upcoming budgets.
 - d. *Traffic (Ward):* **Ward** will meet on 18 Sep with the City and County and developer of the Margraves tract to move the development process from the “best intentions” stage (*wrt* impact on Nantucket) to the next level of consensus and understanding.
 - e. *Web Site (Bernie):* **Bernie** will report and review at November Board meeting.
 - f. *Lake & Park (Bernie):* Bernie reported on progress of trimming the trees and improved mowing behind the dam, as the start of a beautification initiative. Bernie reported on inspection and planning progress for maintenance/repair of the downstream spillway erosion damage. Four elements need addressing according to a licensed engineer: (1) seal the cracks in the concrete spillway, (2) determine the depth of the toe-down at the front edge of the concrete spillway touching the lake to assure sufficient protection against under-erosion, (3) reconstruct and replace rock materials at north side of concrete spillway to direct flood waters back into the proper flow regime, and (4) restore flood plain rip rap immediately downstream of concrete spillway to original design spec to repair erosion damage. **Bernie** will report progress at next Board meeting. Hank asked BTU to remove the power poles from the dam.
 - g. *Feral Hogs (Howard):* no report.
 - h. *Directory (Bernie):* no report.
5. **Other business:** Discussed tree trimming violation in the greenbelt at the front of South Hampton.
6. **Next Board meeting:** 24 October at 5:30 PM at 1104 Faraway Island (Howard's)
7. **Adjournment** 7:06 PM



Bernie B. Bernard, Secretary