

**Minutes**  
**Board of Director's Meeting**  
**Nantucket Preservation Association, Inc.**  
**November 14, 2001**

(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)

**Meeting Called to Order: 6:05 pm**

**Roll Call and Certifying Proxies: Present: Gerald Atmar, Bill Harris, David Reed. Hank McQuaide rep. Brazosland Properties**

**Proof of Notice of Meeting or Waiver of Notice.** Confirmed by presence.

**Minutes:** Accepted as mailed and confirmed as read.

**Report of Officers:**

President: None  
Vice-President: None  
Secretary: None  
Assistant Secretary None  
Treasurer: None

**Report of Committees:**

**Architectural Control Committee:** All members and Hank McQuaide (Brazosland) were present at organizational meeting. Herb Booker is *Chairman*. Within Nantucket there are about nine different sets of *Deed Covenants and Restrictions*, representing various development phases. They differ in mostly minor respects, but significantly regarding *pet control and animal husbandry*. Within the latest developed phase cats and dogs are the only animals permitted. The Committee reviewed and reaffirmed the restrictions, common to all phases, limiting each lot to one *single-family dwelling and appurtenances*. The requirement for the Committee's review and *approval of plans and specs for each proposed dwelling* was reaffirmed. The Committee has before it two *new proposals for dwellings* which it must review for approval of the plans, including blueprints. A proposal for an *addition to an existing dwelling* was reviewed, discussed with the owner, and tabled. A legal opinion is being sought on the operative definition of a single-family dwelling, as well as the legal recourse to be followed should a structure be built without ACC review and approval. The Committee charged Hank and Juanita to get a statement from the attorney on these topics. The deed restrictions for *Phase VI B* require that all dogs shall be confined or held on leash. The Board asked Brazosland to prepare a complete copy of all phases and deed restrictions for each ACC member and Board member.

**Lake and Park Committee:** No report.

**Annexation/Legal Committee:** No report.

**Social Committee:** No report.

**Communication Committee:** No report.

**Maintenance Committee:** Fence repairs and fence extension have been completed within the Park. In response to homeowner request, the County Commissioner has been requested to install at the entrance to Cricket Pass a Dead End sign. This has not been completed.

**Election of Directors:** NA

**Unfinished Business:**

Brazosland Properties: A draft contract with NPA is in progress. David will sign the contract once complete, since it has already been approved by the Board.

Brazosland Properties: update on items approved at October meeting (see Appendix 1).

Budget: Appendix 2 shows the 2002 budget as adopted by the Board. Homeowner annual dues will remain the same as for 2001.

**New Business:**

By letter to the Board from a homeowner brought two issues to the attention of the Board.. First, there is a boat stored in the boathouse in violation of lake and park rules against overnight boat storage. The Board decided to take appropriate action to identify the owner and have it removed, either by the owner or otherwise. Secondly, the homeowner called the Board's attention to the poor conditions at the boat launching area. At the Board's direction Brazosland is having the Park road and the approach to the boat launching area filled with crushed limestone. The boat launching area will be filled and graded with aggregate stone to optimize launching and retrieval operations. The estimated cost of aggregate is to be no more than \$300.00.

A homeowner's information packet is to be prepared. Contents include information on the NPA web site; lake and park rules; form for submitting personal information to the NPA directory; how to contact Brazosland Properties; a homeowner poll. The poll will solicit opinion on pet control options, improvement ideas, and options for responding to deed restrictions; meanwhile legal advice is being sought regarding the NPA (Board) ability to enact and enforce rules.

A vehicle ID placard is being prepared for vehicles parked in the Park while owners are fishing. David Reed agreed to make them as a service to the community. The Board says thanks to Dave. The NPA will pay to laminate the placards, about \$150.00. Policy on replacement of lost placards is to charge the owner \$10.00. A personal ID card was considered and rejected.

Park gate keys will be made available on request from homeowners: one per family. These will be used on a new lock to be put on the new pipe swing gate to be installed. Boat flags to identify owner's boats is a subject to be decided later, after the vehicle placards are put in use.

Development at end of Tucker Nuck, and similar potential developments: information was supplied by letter from Penny Holmes. No NPA action appears needed nor proposed.

**Adjournment:** The meeting adjourned at 8:00 pm.

## APPENDIX 1

### Budget Approved for FY 2002

#### 2002 ANNUAL BUDGET

##### Income

Home Owner Fees (227 X \$185)	\$41,995	
Less Delinquency 2%	-\$839.90	
<b>Total Income</b>	<b>\$41,155</b>	100%

##### Expenses

Mowing - Hwy 6 frontage (14 times)	\$1,600	4%
Mowing - right of ways/culverts (12 times)	\$7,400	18%
Mowing - Park and Entrance (27 times)	\$7,000	17%
Sub-Total Mowing	\$16,000	39%
Fence - Painting/Repair	\$3,500	9%
Herbicide spray - roads (6 times)	\$600	1%
Herbicide spray - fence (4 times)	\$400	1%
Signage Repair/Lighting	\$1,000	2%
New Plantings	\$0	0%
Lake and Park Restoration	\$2,000	5%
Property Tax - Lake and Park	\$2,607	6%
Liability Insurance	\$4,263	10%
Management Fee - \$25/member	\$5,675	14%
CPA	\$700	2%
Utilities - Electrical and Water	\$1,100	3%
Legal	\$500	1%
Postage and Administration	\$500	1%
Contingency and Reserve	\$2,310	6%
<b>Total Expenses</b>	<b>\$41,155</b>	100%

## **APPENDIX 2**

### **BRAZOSLAND PROPERTIES REPORT**

#### **Status of Repairs**

1. Entrance lights.....completed
2. Gate and fence (sewer plant).....completed
3. Lake Park Gate.....negotiating price
4. Posted signs.....completed
5. Roadway repairs.....work assigned
6. Lake Park Signs.....will be ordered when wording is approved

#### **Future Expenses**

1. Flags.....waiting on price quote
2. Boat House & Deck.....Deck has been worked on. Railing repair plan presented, waiting on bid.

#### **Management Status**

- 1, 2002 Budget prepared.
- 2 Owner rent roll prepared.
- 3 Delinquent owner letters mailed
4. 2002 Herbicide chemicals obtained from County.
5. First Design Review Committee meeting scheduled for November 13, 2001

#### **Ongoing Projects**

1. Obtain Subdivision map.
2. Complete wording for lake signs.
3. Review and approve I.D. cards, key chain I.D., etc.
4. South Hampton Highway R.O.W. will not be mowed.
5. Check legal description on homeowners lot. Possible conflict.