

Minutes  
Board of Directors Meeting  
1415 Harpers Ferry  
Nov. 21, 2005

Meeting called to order : 6:30PM

A. Roll Call and Certifying Proxies: Record Presence

Ward Well, Karen Weir, Jeff Milburn  
Pam Rosynek : absent

B. Reading of Minutes of Oct.17, 2005. Read and accepted.

C. Report of Officers:

President – Ward Wells

Work is being done to get the yearly report and nominations for the general meeting to be held in Feb.2006. Since there will be openings for three seats on the Board it is imperative that we attempt to find people willing to fill these vacancies.

The format of the agenda is being worked on.

Spencer Thompson has given Nantucket a description for the proposed sewer line that does not show any considerable difference from the one presented at our last meeting with him.

BTU has requested we allow them to place their line in conjunction with the easement along Nantucket Drive and by the dam. This would add 20ft. to the easement, thusly widening their area considerably. They wish to come up the north side of Nantucket Drive to hook up to existing poles at the drive entrance of the business section at the lake. Ward will send them a letter, with a copy to Hank, stating that we do NOT wish for them to double pole this area, nor do we wish to lose any more of our land, however, we are willing to work with them on a less invasive approach to their request. Ward will get this letter to them ASAP, along with the copy for Hank.

Vice President - Jeff Milburn

Jeff is involved in ongoing conversations with those involved with the sewer project and is attempting to get an up-to-date and accurate legal description /descriptions of the land areas involved in the sewer and easement areas being discussed. There is some problem as to who owns what and who has control of it.

Secretary - Karen Weir No report at this time.

Treasurer - Pam Rosynek Absent

Asst. Treas. And Asst. Sec. -- vacancy due to resignation of member

D. Management Report Hank McQuaide

Hank will get an actual measurement of the linear footage of the fences surrounding Nantucket. This measurement will aid in getting an estimated price for replacement with a modern material fence.

Hank will negotiate the final cost of the painting, repair and replacement of the fence just completed.

Hank knows of a tree source that seems to be less costly than those contacted by Karen and has offered to help get the trees purchased and planted. Karen and Hank will work on a time to do that.

Letters will be sent this week to those homeowners not yet having paid their dues.

A request for Hank to get an estimate on cutting the dead trees in the lake has been made by the Lakes and Park Committee.

Questions have been asked as to the permanence of Wayfarer being left as an open street to the development Phyllis is building. This was never discussed with Nantucket and plans were not shown in the past that Wayfarer would be open. Hank will ask her and report his findings. A copy of the phase for that area is requested.

#### E. Committee Report

ACC--- unfilled Board position

Jim Robertson has resigned his position on this committee.

ACC has approved the plans for Mr. & Mrs. Lobb's house.

Minutes from their meeting has not been given to the Board As of this date.

Questions about the deer fence on Ballylough Lane are still being unanswered and was a letter of compliance ever issued?

Lakes and Parks - Ward Wells Board Rep.

A sign needs to be repaired and more permanently placed in the ground .

The entrance sign needs a coat of fresh paint.

During the study of the lake the issue of the dead trees was addressed. The lake would be healthier with them cut down.

With the low water this would be a good time to do this. A request for an estimate from Hank has been made.

Strategic Development Planning – Jeff Milburn

Work on getting clarification of land ownership connected with the sewer location is on-going.

Attempts to get an estimate on a coated polyresin fence is being worked on.

Plans to plant several trees this year and as an on-going project are underway.

Landscape and Maintenance - Pam Rosynek Absent

Communication – Pam Rosynek Absent

Social Committee --Karen Weir Halloween party at the lake was

well attended, even with the untimely rain. Need for a covered area becomes more evident each attempt to use lake area.

Annexation and Legal Committee - no report at this time.

F. Unfinished Business – none at this time.

G. New Business - A motion was made and approved to spend \$1500.00 to purchase new trees and up to \$500.00 to maintain them. This amount would be sustained on a longterm basis to continue yearly.

H. Adjournment – 9:00PM