

**Minutes**  
**Board of Director's Meeting**  
**Nantucket Preservation Association, Inc.**  
**September 12, 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)

**Present: Gerald Atmar, Bill Harris, Penny Holmes, David Reed, Pamela Rosynek. Guests: Hank McQuaide, Mitch MacGrady**

**Called to Order:** 6:10

**Roll call and certifying proxies:** All present. No proxies necessary.

**Proof of notice of meeting or waiver of notice:** Confirmed by presence.

**Minutes:** Penny moved to approve the minutes of the August 20<sup>th</sup> meeting. Bill seconded the motion. No corrections or additions. All said aye. The motion passed. Fiduciary was misspelled in the Special Meeting minutes. Bill asked for this correction. Penny moved to accept these minutes. Gerald seconded the minutes. The motion passed.

**Report of Officers:**

**President-** Dave commented that he felt the NPA homeowner's meeting held September 8<sup>th</sup> was a good meeting.

**Vice President:** Penny said that the Board should look for self auto report. Pam received the list of owners attending the meeting.

**Secretary:** No Report

**Assistant Secretary:** No Report

**Treasurer:** No Report

**Report of Committees:**

Design Review - No Report

Lake/Park - Item will be addressed later in the agenda.

Social- Pam reported that a chili cook-off is scheduled on November 3<sup>rd</sup>. She said that the application and information would be given to Dave for the web site.

Maintenance - Gerald reported that he believed the Board needs an attorney's opinion on problem dogs. He also stated that bids for repairing the park and launch area are needed. Gerald states that the lake/park committee and the maintenance committee overlap with their duties. These committees must coordinate and interface. David suggested that the chairs of these committees (Ken Knauer and Rex Janne) meet. Gerald also brought up

the question of the front entrance illumination. He stated that the “problem dog” no longer lives in Nantucket. A discussion of the 22 homes using the sewage treatment plant ensued.

Legal- The individual in charge of the anti-annexation legal account said they can donate into a special account. Penny gave a home owner the information concerning the annexation that was acquired in 1995 or 1996. It was suggested that the money in question be handed back to the donors and zero out the account.

Communication - David reported that a home owner volunteered for the committee.

### **Election of Officers: N/A**

### **Unfinished Business:**

David introduced Hank McQuaide and Mitch MacGrady of Prudential/Brazosland. A list of duties was discussed, and Hank said that the most important thing presently is the balancing of the account. They will order checks since the address will be different. Phyllis will give Hank the necessary assistance. A discussion of the contracts with the different services developed, and Dave said that if people are happy with the services provided, no other bids should be put out.

The first draft of the budget for 2002 should be prepared by the end of October. The Board will go over the management contract and check with the by-laws. The current policy requires two signatures. Penny made a motion that two signatures will be required for any budget item outside of budget in excess of \$250.00. Bill seconded the motion. All said aye. The motion passed.

A discussion developed concerning the mechanics of calling the ACC meetings. A new buyer of a home or lot is given a new homeowner's packet. Mitch said that the title company notifies the management company of the new buyers, etc. They are issued a resale certificate. New owners need full disclosure and need to know the deed restrictions. Each title company should have the packets. The deed restrictions are done by phase. Davis asked that Mitch provide building procedures for the web site. All homes built must be approved by the ACC.

A discussion of signs developed. The possibility of signs stating the name of the management company, and a possible sign at the lake. The wording could include managed by and managed for the NPA. Mitch will be listed under management company.

Hank and Mitch said that they would monitor the CD's at Edward Jones and would change the mailing address to Brazosland. They could also possibly recommend options for the CDs. They will also provide a membership list via email to the Board members.

Bill and David discussed possible meeting times for the bank, and future meeting sites for the Board. Different standards for the ACC were discussed and the possibility of amending the by-laws.

A discussion of the homeowners and fishing rights ensued. Bill made a motion that each homeowner be provided with an I.D. card, placard, and upon request a boat flag for identification for the park and lake usage upon payment of the yearly homeowner's dues. If additional cards, flags, or placards are needed, an additional fee will be assessed. Penny seconded the motion. All said aye. The motion passed.

Gerald moved that homeowners' guests must have possession of an I.D. card or placard if a guest is using the lake or park. Penny seconded the motion. The motion passed. Gerald moved that the lake and park rules be modified as listed. Penny seconded the motion. The motion passed.

David talked about the Deed of Transfer of the lake and park area. David gave a copy to the Association lawyer and he had a few comments concerning the wording of the document. Included in the document should be wording to prevent drilling on the property, and Section 5 was questioned. Bill said that he will ask lawyer about Section 5. Lawyer will send the document to Developer and lawyer when it is ready. The Board will have a special meeting to accept the document. A question of a block of lands was asked. The Board will receive a survey, which will answer the question of the two tracts on the side of the entrance.

Liability issues were discussed. A possible email decision when we get the Deed to the land and coordination of liability insurance was addressed. Bill made the motion to grant Dave the authority to email information about insurance, poll Board members, and give him the ability to decide on the insurance.

The Board discussed different issues to discuss with lawyer. The issues include the following:

- Enforcing Deed restrictions
- Vagueness of Deed Restriction/By-Laws
- Speed limits/bumps
- Sewer plant/NPA obligation to the 22 homeowners

An idea to have a suggestions box was made. Also, Dave asked if we should send a questionnaire to the homeowners about different issues and recommendations. The Board thought this was a good idea. We can email "poll questions" to David. The possible cost of social events was discussed. Pam will bring any bills incurred to the Board. Bill moved to adjourn. Penny seconded the motion. The motion passed. The meeting adjourned at 8:42

Respectfully submitted by:

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Pamela Rosynek, Secretary