

Nantucket Preservation Association, Inc. (HOA)
Board of Directors Meeting
Location: 1415 Harpers Ferry (Ward's)
5:30 P.M. Tuesday 17 October 2017
MEETING MINUTES

1. **Quorum Call:** 5:31 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 12 Sep 2017 minutes approved unanimously.
3. **HOA Management report:** Hank reviewed YTD financial report; all was in order. There were 2 delinquencies as of the end of last month.
4. **HOA Committee reports (by Board Liaison):**
 - a. *Maintenance & Landscaping (Kevin):* Hank presented bids received from 4 contractors for 2018 regular mowing & upkeep of the commons and ROW with our new mowing frequency. Board decided to fine-tune what we specifically want from the contractor and ask for another round of bids at the beginning of the year, perhaps using a 2-wk mowing schedule instead of twice/mo. **Hank** will work on getting the lots at the entrance regularly mowed by their owners. **Kevin** will meet with volunteers Suann Pledger and Diane Wells to discuss a landscaping initiative and perhaps designate a committee chair.
 - b. *Architectural Control (Cecivon):* **Cecivon** will invite the ACC chair to our next Board meeting to discuss building a listing of issues needing Board clarification as to method of resolution. **Hank** will investigate reports that 1404 Harpers Ferry is being used as some kind of rehab facility used to house 5-6 unrelated adult males.
 - c. *Traffic (Ward):* Ward summarized meetings with the City, the County, and the Margraves land developer. He reports that Nantucket has secured a seat at the table for various upcoming planning meetings.
 - d. *Web Site (Bernie):* **Bernie** will report and Board with review progress at the next (Nov) meeting.
 - e. *Lake & Park (Bernie):* Bernie reported progress of the needed maintenance/repair of the downstream spillway erosion damage. **Bernie** will engage a contractor to (1) seal the cracks in the concrete spillway, (2) reconstruct and replace rock materials at north side of concrete spillway to direct flood waters back into the original and intended flow regime, also creating a backing berm against this set of fixed boulders, and (3) restore flood plain rip rap immediately downstream of concrete spillway to original design spec. The Board approved a budget of **\$50,000** for this work, to be funded from our reserves.
 - f. *Feral Hogs (Howard):* no report.
 - g. *Directory (Bernie):* no report.
 - h. *Financial (Cecivon):* Hank presented a 2018 budget proposed by BCS for Board consideration.
5. **Other business:** Discussed tree trimming violation in the greenbelt at the front of South Hampton. Also, Cecivon plans to step down from the Board at the end of her current term. We unanimously feel that the Board and our HOA would benefit by finding another female Board member as Cecivon exits.
6. **Next Board meeting:** 14 November at 5:30 PM at 1104 Faraway Island (Howard's)
7. **Adjournment** 7:09 PM



Bernie B. Bernard, Secretary