

Nantucket Preservation Association, Inc. (HOA)
Board of Directors Meeting
Location: 1415 Harpers Ferry (Ward's)
5:30 P.M. Wednesday 10 January 2018
MEETING MINUTES

1. **Quorum Call: 5:35 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 *BHH/Caliber Realty* as HOA Manager (BCR changed name).
2. **Prior Board meeting minutes:** meeting of 14 Nov 2017 minutes approved unanimously.
3. **HOA Management report:** Hank reviewed latest financial report. There were 2 delinquencies as of the end of last month. BCR Realty is now Berkshire Hathaway HomeServices, Caliber Realty.
4. **HOA Committee reports (*Board Liaison*):**
 - a. *Maintenance & Landscaping (Kevin)*: Kevin and Bernie gave Hank a mowing & trimming specification for the dam frontage area and specified boundaries, for the upcoming bid request to contractors. **Bernie**, **Hank**, and **Kevin** will meet at the frontage area to confirm the maintenance boundaries.
 - b. *Architectural Control (Cecivon)*: Paul Wolfe sent the Board a statement of ACC responsibilities and also sent work started on draft restrictions concerning rental of residences to multiple unrelated parties. Steve Trevino of Cross Central Church had rented 1404 Harpers Ferry as a rehab house for 5-6 unrelated males and Hank expressed our concern to the homeowner. **Hank** will continue to investigate options for best follow-up action. **Hank** has begun and will continue to provide the Board copies of violations notices sent to residents. **Hank** will look into having Susan Reid of his office conduct a Board workshop for our continuing education about state HOA law updates. **Hank** had sent a violation notice to a resident about numerous autos parked in an unsightly manner, and will now follow-up with the next step of relief.
 - c. *Traffic (Ward)*: Ward reported the beginning of construction for Arrington Road improvements. Construction of the Mesa Verde extension/exit to Hwy 6 has apparently also begun.
 - d. *Lake & Park (Bernie)*: Bernie reported on Phyllis Hobson's denial of approval for our work truck access across the front of her property for repairing the spillway flood plain erosion. Our plan is now to access the work area from the other side of the spillway, though this is not as efficient or convenient. Bernie projected a completion date of six weeks from now, which would be the week of 22 Feb. The Board unanimously confirmed the repair plan and the award of work elements to the chosen contractors.
 - e. *Financial (Cecivon)*: **Cecivon** will be ready with support from Ward and Bernie to answer questions about 2017 expenditures, plans for current cash balance, and the 2018 budget at the Annual Meeting.
 - f. *Web Site (Bernie)*: Bernie reported that the Annual Meeting info packet was posted on the web site.
 - g. *Feral Hogs (Howard)*: no activity, no report.
 - h. *Directory (Bernie)*: Bernie reported work with Brenda Brown of BHH/Caliber to improve the directory.
5. **Other business - Annual Meeting:** Board reviewed the agenda to prep for meeting. **Bernie** will prepare a listing for attendance check-off upon residents' entry into the meeting. Residents will be handed one ballot per lot. **Kevin** will provide coffee and donuts. **Hank** will provide ballots and paper reports.
6. **Next Board meeting:** 27 January 2018 at 11 AM after the Annual Meeting.
7. **Adjournment 6:52 PM**



Bernie B. Bernard, Secretary