

10/10/2020

Present: Eldon Abbott; Trisha Cheney; Brad Duplisea; Rico Durante; Deedie Finney Boylan
Absent: Greg Brown; Irv Felker

Minutes: Discussion of member complaints and behavior, including threats. Recognition that it is not possible to please everyone, but individuals are considering selling their homes and moving away to get away from the conflict and negative behaviors, drama. Finalized letter to membership.

Discussed feedback from at least one (of the 10 signatories to the memo) owner who was not really aware of what he was signing.

Came to consensus about a single letter to all members, and finalized content to include the most recent financial report.

Motion to send to the membership, without separate response to the 10. The 5 Board members present agreed that the timing was more important than waiting for contractor. Rick Labbe had stated that he was available the 3rd week of October, but never returned a bid or estimate before departing on a hunting trip.

Reiterated the priorities for road work:

Remove rocks to improve plow-ability. Knock the shoulders down; ditching + material; grading as lower priority

Discussed satisfaction with the sealing of the asphalt section, which appears to have successfully mitigated the water getting under the asphalt. Discussed concerns.

Discussed materials and options: Blue stone + soil cement (may not be allowed for ecological reasons?)

With 3 1/2 miles of roads, and especially with our current budget it is not possible to keep all of the roads in pristine repair. No matter what we do, there will always be additional repair and maintenance required

Potential materials to mitigate water: honeycomb; pavers like Day's; layer of crushed stone; rip-rap. Poplar as priority (Warren Bros).

Discussion about seeking quotes for plowing to compare and anticipate future need. Road Commissioner has had discussions with contractors, but not formal bids: \$30,000 for Hawes; \$40,000. Private contractors don't take bids. Good service; good job.

There was a discussion about political signs near the entrance, but no clear direction emerged, other than it is illegal to MOVE campaign signs. Agreed that By-laws prohibit realtor signs at the entrance, and require owners to post those signs at their homes.

Reiterated and agreed that the RC's timeline includes reaching out to line up work in Feb/March for Spring and summer. Due to the uncertainties of the pandemic, the Board had directed the RC NOT to move forward. Although Maurice Childs had promised to catch up with the grading work previously delayed by illness and equipment failure, he was never able to do so. Consequently, when contractors were again allowed to work, in the later phase of the Governor's emergency order, we fell to the bottom of the list.

Priorities for the future: 3-5 year plan. Scope of work is with Greg, and should be documented, shared, used for budget planning

Discussed offering the Warren Brothers a retainer to help guarantee getting them in ASAP.

Discussed, without resolution how to plan to improve and repair Juniper. Could it be a one way street? Signage for end of Juniper? 4-Wheel Drive Only?. Discussion to be continued.