

**Minutes**  
**Board of Director's Meeting**  
**June 13, 2015**

**Members in Attendance:** Clark Ackerman 16, Harry Meese 16, John Lundberg 17, Tracy Usry 17, Michele Robinson 17, Dick Asbell 16. Others: Bruce Frady ACC 16, Jim Hanson, Matt Dulin, Paul Showalter, Dave Fedorchak and Toni Ackerman.

**Review of Minutes:** A *motion* to accept the April 18, 2015 minutes of the BOD was made by Harry Meese, 2<sup>nd</sup> by Tracy Usry and passed unanimously.

**Old Business: None**

**Financial Report:** (Dick Asbell) The financial report was presented and discussed. 3 Lots are currently overdue and collection process has begun.

**Road Committee Report:** (Jim Hanson)

- Road repair and patching continues
- Cul de sac at Serenity Ln needs repair. Propose asphalt milling of 4" as a temporary fix until the next road resurfacing. Ultimately an asphalt patch will be needed.
- Crooked Creek needs repair
- Spraying of the roadsides is still planned. A discussion followed.
- Harry Berry and Island View pot hole has been patched.
- Several road stop signs need replaced. Tracy sent a communication by email to the BOD to replace signs. Sign purchases were discussed. Tracy and Jim Hanson will coordinate and report costs at the next meeting. When replaced, it was decided to use metal posts vs wood posts.

**Common Area:** (Jim Hanson) There was no discussion

**ACC:** Michele received all paperwork from Jim Buckley and will scan and digitize all within the next 6 months. Lot 2 was contacted Jim Hanson by telephone and reported being intimidated by an ACC member who came to discuss installation of a pool and other issues in the neighborhood. Jim Hanson reported this to the BOD. Lot 105 submitted plans for a home to be built.

**Covenants and By Laws:** A covenants violation letter will be sent to lots who have private signs on roads leading to their property asking them to move the signs to the entrance of the property.

**Website:** (Dick Asbell) Dave Fedorchak has volunteered to be the new webmaster effective immediately. He will coordinate with Dick Asbell for turnover.

**New Business:**

- Tracy will spray around poles and street signs
- Dave Fedorchak was present to take his own notes of the proceedings of the BOD meeting to be provided to specific members of the community.
- Dave Fedorchak proposes placing railroad ties around the existing benches at the dock. He will coordinate with Tracy making use of existing materials. Ongoing dock cleanup will continue.
- The requirements and details of special meetings per the covenants were discussed.

**Easement Issues:** Dave Deputy intends to finish the Crooked Creek easement then begin on the dock easement.

- Dock Easement Lot 37
  - Waiting on survey to be completed before devising a plan. Lot 37 will be communicated with once survey is completed and BOD has devised a plan of action.
  - BOD will communicate to the Committee all results and proposed actions.
  - Some sort of posts will be installed at easement perimeter to prevent encroachment onto private property.
  - John will contact to ask Dave Deputy if he will mark the RPA at the dock area.
  - Rescue vehicles can go through the locked gate per the King George Fire Dept. Water can be drawn from a high tide or a pumper truck can be dispatched to the dock in case of a fire.

--Tracy presented a \$600 estimate to repair the damaged dock. A discussion followed, including legal liability re: repairing the dock vs a quick fix. A motion was made to spend \$600 to wash in pylons at the dock to be started immediately was made by Dick Asbell, 2<sup>nd</sup> by Tracy Usry and passed unanimously.

- Crooked Creek Easement

-- Once survey is completed and the posts are in, we will begin to clear a path. A discussion followed about the 10' to 30' width of the easement.

-- A wetland delineation survey is required by a consultant to determine what kind of water is there which will determine what can be done.

--Tracy will have all estimates and requirements by the next meeting for a bridge crossing.

--Bruce Frady offered voluntary services by his son to provide free architectural services.

The next meeting of the BOD will be August 15, 2015 at 9am at the home of Michele Robinson, Lot 83. A ***motion*** to adjourn was made by Michele Robinson, 2<sup>nd</sup> by Harry Meese and passed unanimously.

Respectfully Submitted,  
Toni Ackerman  
Secretary