

Town Hall Meeting Minutes

Date: September 4, 6:30 PM

Neighborhood Development Committee:

Bethany Berry (Chair), Craig Casler, Alexa Denhof, Nuala Palmer, Errin Wodarski, Chris Zoladz (also on committee but not in attendance: Jessica Lamore, Rachel Morrow)

Pond Ownership & Maintenance

- The pond is primarily owned by the Drain Commission, but if it drains properly, the neighborhood can proceed with improvements.
- **Cattail Overgrowth:**
 - Entry point proposed at the end of the sidewalk.
 - Cattail removal is permitted; we are not required to keep them.
 - Cattails absorb large amounts of water, which may naturally reduce dredging needs.
 - Cattails will regrow annually and will require chemical treatment.

Proposed 5-Step Plan

1. Rejuvenate the pond
2. Improve access and add signage
3. Install enhancements
4. Add electrical infrastructure
5. Build a deck

Questions & Considerations

- **Cattail Removal:**
 - Shoreline clearing proposed (excluding large trees).
 - Clarification needed on what remains after \$6,100 clearing (e.g., will 6" stumps remain?).
- **Pond Maintenance:**
 - Possible need for a bubbler depending on water levels.
 - Treatment is safe for turtles and all wildlife.
- **Insurance:**
 - Current policy does not cover water retention areas; additional coverage is required.
- **Cost-Saving Options:**
 - Explore cheaper alternatives for shoreline clearing, possibly through a landscaper.

Financial Discussion

- Typical annual spending: ~\$6,000, leaving ~\$5,000 surplus.
- Concerns raised about the pond potentially becoming a “mud pit” after investment.
- **Assessment Options:**
 - Not considering a one-time assessment if only Phase 1 is completed.
 - Mark Green estimated a special assessment of ~\$204 per household to cover both Phase 1 and 2.
- **Funding Suggestions:**
 - Limit frontage clearing to ~50 feet to reduce costs.
 - Consider using reserves to fund Phases 1 & 2.
 - Increase annual dues to cover ongoing maintenance.
 - Debate on how much should remain in reserve funds.

Open Forum Highlights

- Mixed opinions on whether residents could complete some clearing themselves.
- General agreement that cattail removal is most valuable if at least some frontage is also cleared for visibility.
- Strong support for moving forward with **Phases 1 & 2**.

Motion

A motion was made to bring **Phases 1 & 2** to the neighborhood for a vote. Attendees present were generally in favor.