**Board Meeting Minutes November 5, 2024**

**1.**

The meeting was called to order at 6pm. Present were President Alfred J. DelCiampo, Vice President Paul Berg, Treasurer Susan Dayton, Member At Large Keith Barrett. (Secretary Amanda Schoenweisner was unavailable but was consulted on matters requiring a vote of the Board) Meeting minutes were taken and prepared by President DelCiampo

The Board discussed areas of the subdivision in which tree-trimming would be required to reduce site-line obstructions as well as obstruction to some vehicular traffic. Grabow’s Ground Care L.L.C. provided an estimate of $4,550.00 to complete the project. Discussion included the fact that some of the trees / limbs / shrubs/ etc. protruding into common area roadways are located on homeowner property. It was decided to conduct an additional survey of the entire subdivision and list which private properties contain trees/limbs/bushes etc. contributing to the site-line and vehicular obstructions. Legal counsel will be consulted to determine if the H.O.A. can legally trim these obstructions and/or should homeowners bear individual responsibility for trimming their trees/tree limbs/bushes etc.

Drainage Project proposed by homeowner at 355 Knollwood Drive was discussed. The Board voted to allow the homeowner to tie his drainage swale into an existing drainage system located on H.O.A. property at his/her own expense. The Board will require that the contractor hired to conduct the project, provide a certificate of insurance and a written plan of the project for Board approval. Other than the limited removal of site-line obstruction growth on the adjacent H.O.A. property, the homeowner will be responsible for all costs related to land clearing to create the drainage swale and complete the project.

Upcoming election ballot process was discussed. It was decided to send an e-mail reminder and a Facebook reminder to residents that they can expect the electronic ballot via their e-mail on December 1, 2024. Homeowners who do not use e-mail or have not provided an e-mail contact, will receive their ballots via U.S.P.S. snail-mail.

The Board discussed making adjustments to the current cameras located in the soccer-field and boat-ramp areas. It was also discussed that the third camera (once it arrives) will be used to address vandalism and/or other matters as appropriate in various parts of the subdivision. Replacement signs for those stolen and/or damaged will not be installed until the camera system adjustments are completed. The Board also discussed the current camera monitoring plan and is making efforts to adjust the plan to increase monitoring access and allow future Boards of Directors to more easily continue the program.

The Board discussed whether or not to construct a “pedestrian entrance” to the west end of the new fence at the soccer-field. The consensus was that at the present time, such an entrance will not be constructed but that as appropriate, the matter can be re-visited in the future.

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**2.**

A review and discussion of a fence located at 396 Knollwood Drive was undertaken. A recent land survey determined that the fence in question has encroached on an H.O.A. easement some 3.6 ft. in front and some 2.6 ft. in the rear. Legal counsel advised that the fence should either be removed at homeowner expense or be allowed to remain, contingent on the homeowner entering into a written agreement with the H.O.A. setting conditions. The Board decided to notify the homeowner of these two potential options and will work with the homeowners to accomplish a resolution to the matter.

A piece of storm-debris ie. a piece of floating dock hung up in an area adjacent to the boat-ramp was discussed. The consensus was that that the debris should be removed from the area and that the Board will research possible methods/costs etc. for removal.

The meeting was adjourned at approximately 7:45pm.

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