

Bristol Harbour Village Association

April 23, 2009 Board Meeting Minutes

Members Present: Sally Eldon, Ellen Monagan, Richard Booth, Mark Moretti, Richard (Dick) Scott, Leo Raab, Larry Hubler and Candace Ryan

Others Present: Jay Adams, Michelle Alvaro, Bernie Caprini, Alan Braun, Bill Coleman, D.J. Hubler, Gail Hewson, Art Smart, Paul Lamphier and Dave Eldon

1. Call to Order: Meeting was called to order at 7:05 PM.

2. Opening Remarks:

- Sally Eldon informed those present that Marion Didsbury (Building #5), a long time resident of Bristol Harbour passed away. Condolences go out to the family.
- Sally Eldon stated that Stephanie Russ has resigned from the BHVA Board. Jim McCarthy has agreed to fill Stephanie Russ's term until the October Annual Meeting.

Motion to accept Stephanie Russ's resignation by Dick Scott, seconded by Larry Hubler, motion carried.

Motion to appoint Jim McCarthy to the BHVA Board by Richard Booth, seconded by Leo Raab, motion carried.

- Sally Eldon stated that Paul Lamphier is scheduled to attend tonight's meeting to answer any questions regarding the water meter installation.

3. Privilege of the floor: Privilege of the Floor will open for questions for 10 minutes. After the time allotted, the floor will close until 'New Business' at the end to the meeting. At this time, the Board will take questions that pertain to this meeting for approximately 10 minutes. There is no visitor participation during the meeting.

No privilege of the floor at this time.

4. Approval of the March 26, 2009 Board Meeting Minutes:

Motion for approval of the March 26, 2009 Board Meeting Minutes by Richard Booth, seconded by Ellen Monagan, motion carried.

5. Reports:

Bristol Harbour Resorts/Steering Committee-By Candace Ryan:

Candace Ryan stated that the Steering Committee is responding to a request from Bristol Harbour Resorts to consider the installation of new bathrooms. Greg Mulhern is following up with the Environmental Committee to begin to identify issues and what the details of the process would be. The Steering Committee is supporting the process.

Motion for approval of the Steering Committee Report by Candace Ryan, seconded by Leo Raab, motion carried.

Property Manager's/Site Manager's Report-By Jay Adams and Michelle Alvaro:

The Manager's Report and Superintendent's Report were forwarded to the Board.

6. Standing Committee Reports:

Environmental Committee (EC) Report-By Richard (Dick) Scott:

- Chris Iversen attended the EC meeting on 4-16-2009.
- A working session on the architectural details of the villa construction will be held with Chris Iversen in May.
- Discussion centered around clean-up of a piece of property on Spyglass Hill. Some clean-up has been completed, but more needs to be done. A letter will be forwarded to the resident to complete the necessary clean-up. The letter will indicate a time frame in which the work must be completed.

Bristol Harbour Village Association April 23, 2009 Board Meeting Minutes

- Road conveyance questions will be addressed with Chris Iversen.
- Discussions will be held with the Developer about the expansion or new construction of the refuse/recycling center to handle the growth within the village. We as a community should identify possible sites within the village.

Motion to forward a letter to the owner of 3 Spyglass Hill to complete the necessary clean-up of the property within 20 days by Mark Moretti, seconded by Dick Scott, motion carried.

- The following discussion/opinions centered on the proposed construction of new marina/beach bathrooms:
 1. The EC did not make a judgment on the proposal from Greg Mulhern. The EC feels that input is needed from other committees, the community, and to receive a Board decision before an EC ruling can be rendered.
 2. Bristol Harbour Resorts wants to work jointly with BHVA on this project.
 3. Pros and cons of the project should be defined.
 4. The current bathrooms need repair/upgrading.
 5. Due to the timing of the project, the current bathrooms will be utilized for the upcoming summer season.
 6. The following areas have been proposed for the new bathrooms, the boat landing on the south side of the beach, where the current snack bar exists and an e-mail was received with a third possibility that upgrades be done to the current bathrooms and possibly raising the bathrooms one level up to where the current handicap parking spaces are located in the parking garage.
 7. There is a community need for bathrooms.
 8. The Steering Committee would go back to Greg Mulhern and request that an architectural plan be submitted to the EC for review.
 9. Could the costs be shared between BHVA and Bristol Harbour Resorts. There has been some resistance at the Board and community level regarding the sharing of costs for the project.
 10. Bristol Harbour Resorts should bear all the costs because it is their responsibility to maintain the bathrooms.
 11. The contractual obligations of Bristol Harbour Resorts need to be explored.

Motion for the Steering Committee to go back to Bristol Harbour Resorts to discuss cost alternatives, pros and cons of the project, location of the bathrooms, the bathrooms be repaired this season and that there is some resistance to sharing the costs by Dick Scott, seconded by Richard Booth, motion carried.

Motion for approval of the Environmental Committee Report by Dick Scott, seconded by Leo Raab, motion carried.

Bristol Harbour Resorts Report-Paul Lamphier:

Paul Lamphier highlighted the following:

- All but three meters have been installed.
- Paul Lamphier stated that he will be monitoring summer usage and will compare it to winter usage.
- 160 gallons of water is the normal daily average. He has seen some usages as high as 450 gallons of water per day.
- The meters are able to track water leaks.
- Meters are read by gallon usage.
- Residents can purchase a device (Radio Readers) that can track a resident's own water usage.
- Paul Lamphier is currently mapping out the utilities in the village to obtain accurate locations.
- Paul Lamphier stated that he has received many inquiries from residents. These are mainly questions regarding the new billing system.
- Clean-up still has to be done at building #4 where work was completed during the water meter installation process.

Bristol Harbour Village Association April 23, 2009 Board Meeting Minutes

- The service line at the end of Vardon Drive is going to be removed due to someone tampering with it.
- The area by the pond on Golfside Circle is being dug up by RGE. They are replacing outdated electrical lines. RGE is going to repair the area when they are completed.
- Paul Lamphier complimented Dick Scott on running a good meeting with Chris Iversen.

Facilities Committee Report-By Leo Raab:

Leo Raab provided an overview of the following:

- Another quote was received for repairs to the tennis courts. A meeting will be scheduled, which will include residents who have volunteered to work with the Facilities Committee, to review the proposals that have been submitted.
- Leo Raab explained that it is time for BHVA to consider purchasing a new dump truck. The current dump truck is old and is costly to repair. Michelle Alvaro explained that the truck was purchased for \$18,000.00 and over \$20,000.00 has been spent in repairs. The current salter is 13 years old and there are concerns that it will not last through another winter season. The new dump truck will include a new salter and a new plow. Michelle Alvaro also provided information on costs to repair the current salter and plow.

Motion to purchase a dump truck with the lowest possible interest rate by Mark Moretti, seconded by Candace Ryan, motion carried.

- The Golfside Circle road project will be postponed.
- An engineer from Parrone Engineering will be reviewing the work completed on Spyglass Hill and to offer suggestions for the maintenance of the roads.

Motion for approval of the Facilities Committee Report by Leo Raab, seconded by Dick Scott, motion carried.

Recreation Committee Report:

A square dance has been scheduled for Harbour Lane on July 25, 2009. More information to follow.

Treasurer's Report-By Stephanie Russ and Jay Adams

- Jay Adams provided overview of the BHVA March 2009 financials and the BHVA reserve.
- \$2,400.00 in receivables was received by the end of March.

Motion to accept the Treasurer's Report as presented by Jay Adams by Richard Booth, seconded by Leo Raab, motion carried.

7. Special Committee Reports:

Town Board/Planning Board/Zoning Board-By Larry Hubler:

Larry Hubler provided an overview of the following:

- There was not any business relating to BHVA at the Town Board meeting.
- The Zoning Board meeting was cancelled.
- Dale Stoker presented plans to construct five golf cottages near the Lodge to the Planning Board. All five cottages have been approved by the Planning Board.

Motion for approval of the Town Board/Planning Board/Zoning Board Reports by Larry Hubler, seconded by Mark Moretti, motion carried.

Bristol Harbour Village Association

April 23, 2009 Board Meeting Minutes

Community Center Update-By Dave Eldon:

Dave Eldon provided an overview of the following:

- Rentals are going well.
- Michelle Alvaro provided the committee with an article from the Community Institute of America regarding guidelines for rentals of community centers. The current rules cover most of what was discussed in the article. One item will be discussed with the committee and that is in reference to caterers and insurance coverage.
- A Capital Reserve will be established that will assist in maintenance of the Community Center.

Motion for approval of the Community Center Report and to establish a capital reserve by Mark Moretti, seconded by Candace Ryan, motion carried.

Declaration:

A revised Declaration from Ron Shubert has all the amendments included. The document along with a summary (cheat sheet) explaining the revisions will be forwarded to the residents. The target date to forward this to the residents is May 15, 2009. An information meeting with the residents (allowing them an opportunity to ask questions) and Ron Shubert will be scheduled after Memorial Day.

Communication Committee-By Mark Moretti:

Mark Moretti did not have a report at this time. Three residents have signed up to receive the Village via regular mail service.

Nominating Committee-By Bernie Caprini:

Bernie Caprini stated that Rich Russ, Bob Belmont and Jan Starowitz have agreed to serve on the committee, another member may be considered. A meeting has been scheduled for May 7, 2009.

Citizen of the Year Committee-By D.J. Hubler:

D.J. Hubler stated that the committee is established and that a meeting has been scheduled for May 13, 2009. Updates will be posted in the Villager. Printed forms are available in the site office.

8. Old Business:

Michelle Alvaro stated that the lifeguards and recreation center attendants have been hired for the summer season.

9. New Business:

Bernie Caprini-5536 Vardon Drive: Had a question BHVA's role for taking over maintenance responsibility of the roads. She also stated that BHVA should not pay anything for the bathrooms.

Gail Hewson-9 Spyglass Hill: Gail Hewson stated that she felt that BHVA should not entertain any financial commitment for the bathrooms with Bristol Harbour Resorts and stated that they make money from boat slip rentals. She inquired if there were any agreements with former developers regarding the bathrooms, sun docks, etc.

Art Smart-47 Cliffside Drive: Asked for clarification of who owns the land on the other side of the sluiceway.

10. Motion to Adjourn

Meeting was adjourned at 8:40 pm.

11. Next Meeting Minutes: The next Board of Directors meeting will be held on May 28, 2009

Minutes Approved: May 28, 2009

Michelle Alvaro; Recording Secretary-BHVA Board of Directors