

Peacock Hill Community Association
Board of Directors Meeting
Thursday, June 19th, 2014
125 Apple Lane; Minor Residence

Board Members Present: Tom Leonard, Greg Lohr, Paul Dowell, Maureen Minor, Charlie Molhoek
Board Members Absent: Jacqui Koenig, Laura Schundler, Jan Dutton, Ryan MacDonald
Real Property Agent Present: Ben Wilson

Minutes

- 1) Call to Order & Introduction
 - a. The meeting was called to order at 7:00pm.
- 2) Declaration of Quorum
 - a. With five (5) of nine (9) board members present, quorum to conduct business was met.
- 3) Board Member Susan Klug had resigned her post prior to the meeting. The Board members present appointed Mr. Paul Dowell to fulfil this obligation through the remainder of the year by unanimous acclimation.
- 4) Approval of April 2014 Minutes – There were some grammatical changes required to the minutes. Charles Molhoek motioned to approve the minutes, pending the grammar error corrections; the motion was seconded by Mr. Tom Leonard. With no further discussion, the motion was passed by all those in attendance.
- 5) Manager's Report
 - a. Grounds & Maintenance
 - i. Road Re-Pavement Project – 2015
 1. There were no updates in regards to the plans for the 2015 paving of Peacock Drive and Shady Lane.
 2. The patchwork project for all roads had been completed in advance of the meeting.
 3. The Board asked that the manager share the RFP for drainage repairs and assessment from Frank Pohl by email to the Board Members.
 - ii. Dam Certification & Maintenance Update
 1. The grant application has been submitted to DCR and we are waiting to hear word of reimbursement for past costs related to the engineering and repair work at the dam.
 2. Remedial Dam work quote review – DCR has said they will extend the construction permit issued and asked the manager to remind him six months prior to November 2015, but that granting the extension would not be a problem.
 3. The Board discussed the money saved and planned work needed for the dam repairs and the standpipe repairs as discussed at the previous Board Meeting.
 4. The Board discussed the monetary impact of these repairs and plans to review with the 2015 budget a plan to implement a reserve of money to save for this expense.
 5. The Board asked the manager to have a draft of the budget circulated by August 1st, so the Board could start considering the anticipated cash flow by the end of 2014 and discuss plans to save this money at their next meeting.
 - iii. Lake Management Report
 1. Clarke visited last in April; no algae reported since last visit and lake has looked good.
 2. Matt Lehigh cut the brush out of the silt pond when he started the brush clean up and the silt pond looks to be in great shape.
 - iv. Landscaping Contract – Matt's Lawn Care
 1. Matt has been doing a great job. Mowing frequency was increased in June to once per week to better keep up with the growth of the grass.
 2. Matt started the roadside cleanup project and tree pruning to remove limbs that potentially interfere with traffic. He also has been working on miscellaneous projects such as cleaning plugged culverts, clean up from a recent storm (6/11/14) and re-working a ditch on Gilliam's Mountain Court that wasn't flowing properly.
 3. Matt has been assisting with cleanup of the trash area and helping thwart the local bear population's interest in the neighborhood trash as a food source.
 - v. Trash and Dumpster area

1. Mr. Paul Dowell had recently visited with the Wintergreen Property Owners Association representatives and employees to learn strategies they employ that help with the prevention of bear problems as they relate to trash. Mr. Dowell gave a brief report to the Board and showed pictures of trash enclosures designed to prevent the bears from accessing the trash.
 2. Time Disposal has been asked to make modifications to the trash enclosures to help prevent this problem that seems to occur annually in the spring. The manager was asked to obtain a time line from the trash company for implementing these improvements.
 3. The Board discussed a plan to communicate and educate with the neighbors on the use of dumpsters to prevent the trash problems. The board discussed implementing a newsletter article and to distribute a flyer that had been provided by Wintergreen in regards to bear-proofing and being "bear smart".
- b. Resident Concerns –
- i. PHCA Newsletter – Nothing new to report. The Board discussed a plan for an article in regards to bear-proofing the dumpsters and educating the community on how to use them after the bear-proofing tactics were employed.
 - ii. PHCA Website – Nothing new to report.
 - iii. 285 Turkey Ridge Road – A hearing date has been set for August 7, 2014 at 9:30AM.
 - iv. Lot 59 – There has not been any application for construction from the owner, nor have there been any payments made towards his past dues.
 - v. Insurance Policy – the manager was asked to follow up with the insurance agent in regards to an update.
 - vi. Heron Lane property with damaged front yard – the yard has been repaired by the contractor.
 - vii. Common area/roadside cleanup – moving along well. The biggest difference has been noted on Apple Lane and the silt pond. The manager has driven through the neighborhood with Matt Lehigh to review the scope of work anticipated.
 - viii. Recruitment of Board Members – all members that have expressed interest in serving on the Board in the future have been forwarded or directed to the President.
- 6) Financial Report –
- a. The manager discussed the financial statement for the community. The financials are posted to the website on a monthly basis.
- 7) Capital Assets
- a. Tennis Court – there are some trees by the tennis court that look as though they need to be removed. The manager was asked to inspect and discuss with a tree company for cost.
 - b. Playground – Mr. Molhoek volunteered to stain the picnic tables if some stain could be provided. The board discussed putting in the budget for 2015 to have the mulch replenished.
 - c. Dam – This was discussed earlier in the meeting
- 8) Environmental Preservation Board Report – Mr. Molhoek discussed recent applications to the EPB for improvements.
- 9) PHSC Liaison Report – PHSC is currently working to redo the rules and regulations to make them up-to-date. They are also putting together a new, new resident packet. There are some long term upgrades in the works and they are currently working to locate all of the valves to shut off water in the case of an emergency. Many of the valves are hidden and their location is unknown.
- 10) Any other Business
- 11) Next Board Meeting: Thursday, August 21st, 2014 – 7pm, Mr. Leonard offered to host at his home on Peacock Drive.
- 12) Adjournment
- a. With no further items to be discussed the meeting was adjourned.

Respectfully submitted by Benjamin M. Wilson, Manager.