

**Glen Isle Improvement Association
Board of Directors Meeting Minutes
January 20, 2015**

Date: January 20, 2015

Time: 7:01 p.m.

Location: Glen Isle Clubhouse

Meeting called to order by Barbara Anderson

Attending: Christina Feindt, Sam Liff, Mike Risher, Anne Redmiles, Yvonne Jenkins, Barbara Anderson,
Mike Wagener, Martha Waltman, Julie Burke, Stephanie Hutchins, Ben Borchelt

Absent: Chuck Malcomson, Lesley Powers, Tim Keating, Jack Thibodeau

Reading of the Minutes:

The minutes of the December 16, 2014 meeting of the Board of Directors were read. Motion made to approve with corrections by Barb Anderson, and Mike Risher seconds. **Approved.**

Treasurers Report: Yvonne reports

Capital Reserve Fund: \$17,221.91

GIIA Checking: \$3,153.52

Safe Harbor Savings: \$35,391.79

Total Checking/Savings: \$55,767.22

Accts. Receivable: \$6,361.00

Total Current Assets: \$62,128.22

Documents were submitted.

Motion by Mike Risher, Sam Liff seconds to accept treasurer report.

Committee Reports:

Playground: No Report

Piers:

- One more de-icer purchased for \$500+. GIIA has 5 de-icers (plus one for parts in clubhouse). 4 installed now, need one more put in.
- Electrical at Marina: The Colonial bid is accepted, work will wait until it's warmer. Problems listed last month, plus light issues and wiring on A Pier hanging down. Should still be around \$2,000.

Beach: Ben Borchelt reports

- We need to pull the nets off the beach and let them dry off and store.
Ben still looking for names for bids on future removal. Sam suggests Greg Proud for a bid.

Clubhouse:

- Plumber has not come yet to install spigot. Will come after freezing weather is over.
- Did we get another bid from anyone for rotting roof boards? Sam will follow up with JC Services for a bid.

Roads and Paths: Barb Anderson reports (Tim's written report)

- Grant news for Walnut Glen may come in March. If we don't get it, we will apply for others.
- Barb and Tim met with Walnut Glen property owner who is doing work.
He provided his topographical surveys to work along with GIIA surveys of the path project.
Resident is very interested in working with GIIA.
- \$1,000 is needed to coordinate design plans and engineering with the resident's project.
Barb makes a motion for \$1,000 to move forward, even if money sits until we need it.
Mike Risher seconds the motion. **Approved.**

Old Business:

- The annual covenant letter needs to go out. Yvonne e-mailed her idea to BOD, others have offered comment.
The lawyer has advised that GIIA can use the old letter, with changes regarding a late fee.

BOD discusses the new language of an invoice letter.

A contribution rather than payment is suggested for non-covenant members.

Ben makes a motion to get it together and e-mail it to BOD in next 24 hours. Hutchins seconds. **Approved.**
BOD is asked to respond by e-mail by Thursday morning at 9 a.m.

- Barb reports that the metal stand pipe on Poplar is now put up and painted.
- Topic - The abandoned home on Glen Isle Rd. Barb got a copy of the stop work order on the house. Property is pending a septic permit.
- Topic - New houses building on Glen Isle Rd.: Barb got a plat for Blue Heron Estates. Mike W. suggests working with contractor concerning a possible walking path on Glen Isle Rd. while they are dealing with road access and possible widening.

New Business:

- A BOD member is concerned that the covenants in the 2015 budget are too high. Perhaps we should adjust?
Discussion that this budget has already been BOD approved and we should keep it intact.
These concerns should be kept in mind throughout the year, looking at input vs. expenses.
Treasurer and BOD should be watching trends.
Brief discussion of fee structure and accounting set up moving forward.
- Martha offers information on the most recent lawyer communication regarding by-laws. (Submitted)
BOD reviews and discusses a date for community budget and by-law approval. March 24th, 7:30 p.m.
Steph Hutchins makes a motion to send out cover letter, budget and proposed by-laws as soon as possible.
Mike Risher seconds. **Approved.**
- Final By-Law draft proposal is reviewed and BOD agrees it is ready to present to the community.
Reduced document size now fits on 6 pages, a sample is shown. Martha and Christina will work together on final document formatting, editing. Yvonne will copy and mail.
Mike Risher makes a motion to approve the current draft of the revised by-laws, Yvonne seconds. **Approved.**
- Barb suggests that BOD should perhaps establish a procedure for helping residents to amend their property deeds if they are willing. A member offers the opinion that the community should pay costs for amending.
BOD discusses the issue of how best to inform residents that deeds can be changed.
Mike Risher suggests a future notice, a type of "Did you know..." with an offer of help and procedures to handle all the paperwork for them. BOD agrees it's a good idea to pursue.
- Barb mentions the list of suggested non-covenant members circulating.
BOD should have a procedure for determining who is on which list.
Member says they understood that prior boards didn't want it vetted by the lawyer due to cost.
The idea of a treasurer committee for vetting a list is mentioned as this BOD position has most knowledge of covenants

Motion to adjourn is made by Yvonne Jenkins, Mike Risher seconds.

The meeting was adjourned at 8:29 p.m.

Submitted by Christina Feindt, Recording Secretary