

Minutes of the Board of Directors Meeting Goose Island Property Owners Association

December 1, 2012

The fourth quarter meeting of the Goose Island Property Owners Association Board of Directors was called to order at 10 a.m. by President Bob Morgan. Present were Vice President Richard Bondi, Treasurer Kevin Kingsman, Secretary Pat Dearing, and board members Frank Bowyer, Rick Anzola, Gerry Balboni, Ed Lemire and Barry Vincent. Also attending the meeting to make presentations were Steve Hawkins and Dan Browning.

Dan Browning presented a proposal for installing manual deep well water pumps on selected wells that could be used to obtain water in a catastrophic situation when the power would be off for an extended or unknown period of time. Dan provided printed information on manual pumps manufactured by Bison Pumps. These pumps are designed for wells approximately 200 feet deep. Discussion followed on the physical requirements for operating the pumps and the ability of residents to operate them. Concerns over the cost of the pumps, and the installation and maintenance costs were discussed. Bob Morgan mentioned that he is down hill from pump #4 and always has flowing water, even when the power is off and could supply water for the community without pumping. Frank Bowyer suggested we form a neighbor-helping-neighbor plan and include those property owners that have private wells on generators if they are willing to participate. Steve Hawkins has had discussions with Robbie Odom about the installation of the pumps. Robbie has some concerns about the amount of work involved and the wear and tear on the well casings that manual pumps may cause. The Board decided to table the issue and consider alternatives.

Steve then gave the Well and Water Report. Repairs were made in September to wells #4 and #5 at a cost of \$4,153.70. The Balance in the Well and Water Reserve Account is \$28,474.62.

A motion was made by Ed Lemire to approve the September minutes. The motion was seconded by Frank Bowyer and the minutes were unanimously approved.

Kevin Kingsman presented the Financial Report. The annual budget is based on only 7 months of data because the Annual Meeting is held in September. A more realistic budget needs to be done in November or December to be accurate. There is \$2,751.77 remaining in the Well and Water account. The Roads account is overdrawn by \$45,150 because of road repairs. This money will be transferred from the reserve account. A motion to approve the financial report was made by Richard Bondi and seconded by Ed Lemire. Motion passed unanimously.

Frank Bowyer presented the Roads Report and said that he would work up a 5 year plan with the paving company for systematic maintenance and repair of the roads. The plan will be presented to the board when complete. Frank noted that we budget about \$10,000 per year for road maintenance and a 5 year plan would cost about \$50,000 per year but would result in a road surface that would last about 10 years. The 5 year plan will most likely result in an increase in property owners' annual dues.

Frank noted that there are issues involving the ice melt that we use on our roads and the possible dangers they pose to the environment. He will research a more environmentally friendly solution. He will also work on a formal road and storm contingency plan.

There was discussion on the roadway cleaning and landscaping by our current contractor, Young's Landscaping. Kevin Kingsman provided copies of the current contract for review by the board. Bob Morgan will contact Jeff Young about a contract for next year.

The board then discussed what the best procedure would be in the event of a death in the immediate family of a Goose Island resident. A motion was made by Frank and seconded by Kevin that a memorial donation of \$25 would be made to a charity chosen by the family. The welcome committee will be notified of this decision.

Bob Proposed the 2013 meeting dates of April 20, August 17 and September 21 (Annual Meeting).

There being no further business before the Board, a motion to adjourn was made by Ed and seconded by Frank.