

Website Minutes of the Edgartown Forest Estates Board Meeting – January 21, 2016

Present: Dorie Godfrey, Julie Russell, Cris Mayhew, Kathleen Samways, Ira Certner, Kenny Ivory, Tim Dacey (via audio)

Absent: Julie Russell

Kathleen Samways called the meeting to order at 5:57 p.m.

Minutes of December 17, 2015 board meeting: The minutes of the meeting were approved. Approval of the website minutes of the meeting was postponed to the next meeting.

Treasurer's report for January 2016: Year to date income is \$66,850.41. Year to date expenses are 24,748.24. Eleven assessments remain unpaid. Final notices have been sent indicating that if assessment is not paid in full by February 15, a lien will be placed on March 1. Of the budgeted \$2500 for legal fees, \$2397 has been expended. Treasurer's report was approved.

EFEA Equipment: It was realized that Kenny is in possession of the EFEA camera. Kenny will get the camera to Kathleen so she can take photographs of the Sparrow property with the commercial truck.

Covenant violations:

Dodgers Hole Road: unregistered vehicles, debris, and vehicles under repair. Dorie drafted a letter with the suggested resolution of moving all vehicles to the driveway behind the house and screening the vehicles from street view. This letter was forwarded to the EFEA attorney for her signature. She advised that we do not offer a solution of screening and that we proceed with a suit. Kathleen will call Candy to ascertain why she advises us not to pursue the screening as a solution.

Sparrow Drive: A neighbor has complained about the commercial vehicle on property. In April of 2015, the board granted the owner permission to park the RV in the driveway near the house, away from the street. Kathleen will compose letter to the neighbor outlining the steps the Board has taken with the owner. Kathleen will also write the owner asking him to comply with the agreement with the Board to park near the truck away from the street near the house.

Fines: While it is true that failure to comply with the covenants is limited to a small number of property owners, the time spent by the board and the attorney's fees are considerable. The Board will consider instituting a protocol that calls for fines to be assessed when owners continue to fail to comply with the covenants after multiple requests from the Board. Dorie will research the previously proposed amendment to the covenants regarding fines and will research the use of fines in neighboring associations. Subsequently, she will draft a protocol for board consideration.

Maintenance Report:

Litter: There continues to be considerable litter along Dodgers Hole Road. This is new this year and Ira noted that he saw similar litter in Majors Cove on a recent walk. Ira has ordered a Do Not Litter sign to be placed at the front. It was agreed that it would be counter-productive to place a trash can in the bus shelter. Litterers would not likely use it and others may use it for household trash.

Signs: Stop signs have been ordered and we will have Foggy Bottom install them at Mockingbird and Flamingo.

New Business:

Terms of Directors: Our by-laws require 2 year staggered terms. To comply with the by-laws, half the board will terms ending 2016 and half will terms ending 2017. Julie, Cris, and Dorie will complete their terms September of 2016. Kathleen, Tim, Ira, and Kenny will complete their terms September of 2017. Any board member may be re-elected.

Old Business:

Protocol Amendments – Second Reading:

2.2 Failure Comply with Covenant Requirements for Construction, Placement, and Use of Buildings and Structures on Properties (Section Four, Paragraphs 1 – 7 and 9 Declaration of Covenants) – see attached. Amendment to Protocol 2.2 was unanimously approved.

2.3 Failure to Comply with Covenant Requirements for Maintenance of Property and Structures (Section Four, Paragraph 8 Declaration of Covenants) – see attached. Amendment to Protocol 2.3 was unanimously approved

Webmaster: The Webmaster has not completed posting of November board minutes and the winter newsletter after two requests – one in December and one in January. Kathleen will contact the webmaster to discuss reasons for lack of response and ask her to post the documents immediately.

With no further business, the meeting was adjourned 6:42.

Next meeting: February 25, 2016 at 5:45 PM

Submitted by Dorie Godfrey, Clerk/Secretary