

Website Minutes of the Edgartown Forest Estates Board Meeting - December 17, 2015

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

Property owners: Randy Scott, property owner; Betty Scott, property owner; Ralph Scott, property owner

Kathleen Samways called the meeting to order at 5:51 p.m.

Minutes of November board meeting: The minutes of the meeting and the website minutes of the meeting were approved with one abstention.

Treasurer's report for December 2015: Year to date income is \$66,161. Year to date expenses are 22,373.

Maintenance Report:

Stop signs/ sign placement update: Ira will order two stop signs for Flamingo and Mockingbird.

Foggy Bottom update: Julie requested more frequent monitoring of Dodgers Hole Road for debris.

Catch basin cleaning update: The drains have been cleaned. We have a map of where all 24 drains are located.

EFEA equipment update: Julie received the flags for the hydrant markers. Kenny indicated that he has no other equipment or materials. He indicated that all stop signs were used. Kenny offered to continue to put up the holiday decorations. The Board decided that the liability for homeowners or board members providing physical work for the Association is too great. The Board moved and approved with one opposing vote, that there must be a written contract for any work for the association, including work by homeowners.

Covenant violations:

Dodgers Hole Road: unregistered vehicles, debris, and vehicles under repair. Dorie drafted a letter with suggested resolution and forwarded it to the EFEA attorney for her signature.

Sparrow Drive: Neighbor has complained about the commercial vehicle on property. Tim will send a letter to the owner regarding the covenant violation.

Dodgers Hole Road: Owner continues to clean up the property.

Mockingbird: Kenny indicated that the owners were proposing property alterations and had stated that the EFEA covenants were not in effect. Dorie indicated that a welcome letter with notice of the covenants had been sent to the new owners.

Old Business:

Tenure of Directors: tabled until next meeting.

Draft Amended Protocol regarding property covenant violations – tabled until next meeting.

New Business- Lot 407, Trustee, Randy Scott: Randy explained that he is a Trustee of lot 407 and pays taxes on the lot which is of no use and value to them. The roadway on Lot 407 is used by Island Oaks (lot 2) and the other subdivisions (lots 2 & 3). According to Randy, the easement was granted by Carl Young, EFEA developer, to Betty Scott. He also stated that Island Oaks and other subdivisions do not have an easement over the lot. It is Randy's opinion that the easement is not valid because the easement stated the easement was for a road built by Betty Scott according to a subdivision plan submitted by Betty Scott. Randy indicated that he is considering building a 40B subdivision on the lot. The board noted that EFEA tried to close the access to Dodgers Hole over the easement, but lost the decision in a decision by the Land Court. The board also noted that around the year 2004, the three associations (EFEA, Island Oaks, and Saddle Club) had a meeting regarding putting a gate at lot 407 and the majority present did not want the gate. Randy indicated that he may wish to offer a proposal to the association, but could not state what that proposal might be. Julie explained that there is a well buffer across some of the lots near lot 407 that may limit any construction to 3 bedrooms.

Following Randy's presentation, the Board decided that because it is the owners of lot 407 that wish to change the status of the granted easement, it is the lot owners who need to provide the legal evidence that the easement is no longer valid. Dorie will inform our attorney of the discussion, and indicate that we are not seeking any legal opinion at this time. Tim will inform Randy Scott that the Board will not seek any legal opinion until and when a proposal is received from the Scott's.

The meeting was adjourned.

Note: Tim completes his term as President with tonight's meeting and Kathleen assumes the Presidency for the months January through April.

Next meeting: January 21, 2016 at 5:45 PM

Submitted by Dorie Godfrey, Clerk/Secretary