

Website Minutes of the Edgartown Forest Estates Board Meeting – February 25, 2016

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

Kathleen Samways, President, called the meeting to order at 5:50 pm.

Approval of Minutes: The minutes of the January 21, 2016 board meeting were approved. The website minutes for December and January meetings were approved.

Treasurer's report for February 2016: Year to date income is \$69,888. Year to date expenses are 39,677. Three assessments remain unpaid and one homeowner is on a payment plan. The snowplowing expense is an estimate. Workers compensation audit is complete. The treasurer's report was accepted.

Maintenance Report:

Foggy Bottom: Julie will ask Foggy Bottom to clear the branches and rake the drains on their next round. Board members should let Julie know if they see work that needs to be done and Julie will contact Foggy Bottom which has been responsive.

Covenant violations:

Mockingbird Drive: (new) A homeowner has complained that construction continues past 5:00 p.m. Kenny noted that the homeowner received a special permit to renovate and expand the home. Renovations include exterior work. The homeowners did not seek approval for the exterior renovations. Kathleen will write the owners indicating that the board has received a complaint regarding the construction continuing past 5:00p.m. and reinforcing that the Association has covenants requiring homeowners to request approval for exterior renovations.

Dodgers Hole Road: (continued: unregistered vehicles, debris, and vehicles under repair) The board agreed that the next step will be to seek assistance from the town which has ordinances against unregistered vehicles and debris. Kathleen will contact the Selectman to get on the agenda and will call the zoning board to ascertain the town's interpretation of the violation. Dorie will gather the documentation of the Association's actions to date.

Sparrow Drive: (continued: neighbor has complained about the commercial vehicle on property) Kathleen will write the owner asking him to comply with the agreement with the Board (April 2015) to park the truck in the drive way near the house. Kathleen will call the neighbor (and follow up in writing) outlining the steps the Board has taken with the owner.

Mockingbird Drive: (previous violation of rental unit in house) House is for sale. The Zoning Board of Appeals placed a restriction on the approval for the construction of the house. Kathleen will request the town Health Agent and/or Zoning Inspector to inspect the home to ensure that there is no separate dwelling unit with kitchen facilities nor any portion to be rented separately as required in the ZBA decision.

New Business:

Consideration of Protocol for Levying Fines for Covenant Violations: The board discussed the possibility of levying fines for covenant violations. This would require an amendment of the by-laws and development of a protocol for consistent application. Discussion noted that the application of fines would require hours of administration for limited return. To take action against a homeowner that could result in a fine would require the board to discover all violations of a similar nature and take the same action. The board decided not to pursue levying fines at this time. The board will increase efforts to take consistent and swift action according to our existing protocols for alleged violations that are brought to our attention.

Confirmation of vote on 5 Dodgers Hole: The request to place a shed on the property at 5 Dodgers Hole Road was approved via email vote of 5 directors in the affirmative.

Old Business:

Liens expiring: The Board has determined that liens do not expire. We will continue to hold liens and to notify owners annually of liens on their property.

With no further business, the meeting was adjourned at 6:58 p.m.

Next meeting: March 17, 2016 at 5:45 PM at the high school.

Submitted by Dorie Godfrey, Clerk/Secretary