

EDGARTOWN FOREST ESTATES ASSOCIATION  
Website Minutes of the Board of Director's Meeting – May 20, 2015

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**Present:** Kathleen Samways, President; Dorie Godfrey, Cris Mayhew, Kenny Ivory, Ira Certner, Mary Leddy, Tim Dacey via video conference.

The meeting was called to order by Cris Mayhew, President, at 5:50pm.

The minutes of the Board meeting of 4/15/15 were approved without correction.

**Treasurer's Report:** The Income & Expense report of 5/20/15 was reviewed. Plowing and sanding expenses are \$1800 over budget as expected due to severe weather this winter. White Lynch deposit was sent and road repair work was done this week. Kenny will ensure work is completed prior to payment. As of May 20, income received is \$69,586 and expenses incurred are \$63,487.86 resulting in net excess of revenue of \$6,098. This does not include maintenance manager expenses for April and May. It also does not include the \$5000 carryover of revenue from 2013/14.

The fiscal year ends 5/31/15. The Treasurer and Assistant Treasurer will draft a budget and share with the board via email. With agreement via email, the draft budget will be a working budget until the June meeting.

**Old Business:**

**Covenant violations:**

Kathleen reported her conversation with the attorney who indicated that there are 4 typical levels of responses to covenant violations:

1. Phone call from Association;
2. Letter from Association citing the covenants and clear timelines;
3. Letter from Association's attorney;
4. Association seeks court order compelling the owner to comply.

The Board will follow these guidelines (using email in lieu of phone calls when we have no phone contact information) and will amend our protocols accordingly.

- **Dodgers Hole Road:** Trash and debris in yard and appearance of operating a fence installation business on site. There have been many phone calls and some emails but no formal letter communication with the owner since July 2014. Dorie will contact our attorney for an attorney letter to the owners.
- **Dodgers Hole Road:** Letters were sent to the owners regarding the unregistered vehicles and trash in September 2014 and April 2015. Julie reviewed the situation with the attorney who agreed to draft a letter to the owners. Dorie will follow up with the attorney.
- **Sparrow Lane** RV in drive way. Owners have offered to put a tasteful cover over the RV until they return. Dorie will send letter indicating that the temporary solution of a cover must be in place within 30 days from date of letter and a permanent solution of moving the RV behind the house so it is not visible from the street or to behind the front of the house hidden by fence within 60 days.
- **Sparrow:** no certificate of occupancy; letters were sent in November of 2013 and February of 2014 regarding condition of property, construction debris. Dorie will ascertain if there is a certificate of occupancy for the house. If not she will send a letter to the owner with copy to building inspector.

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- **Mockingbird:** Debris in yard. Kathleen drafted a letter. Dorie will follow up and send letter.

**Lien Report:** Ira researched the EFEA records and the Mass Land Records data base and created a report of all outstanding liens back to 2000. There is \$30,000 outstanding in liens, fees and interest. Ira will contact the attorney to ensure the Association is complying with Massachusetts law regarding liens. We will send a reminder annually to all owners with outstanding liens.

**Second reading of policies** is postponed to next meeting.

**New Business:**

**Maintenance Discussion:** The Board clarified the contract for maintenance management.

**Maintenance report:** Kenny noted that the knotweed in the circle is continuing to grow. Julie will review the knotweed and make recommendations as a certified pesticide applicator to the Board at the June meeting.

Ira informed the Board of a call from an owner indicating that the “do not enter” sign as one approaches the circle from Island Oaks has been removed and cars are again going the wrong way. The board approved purchase of a new sign. Ira will place the order for Kenny to reinstall once received.

**Other items:** It was suggested that we consider a solar powered light at the front entrance instead of electricity. The current lighting is dim. Could we use a stronger bulb for brighter lighting? Solar collector may not be powerful enough to last through the night. Julie will research solar light options.

The next meeting of the Board is scheduled for June 17.

The meeting was adjourned at 7:05pm.

Submitted by Dorie Godfrey, Clerk/Secretary