

**Edgartown Forest Estates Association**  
**Draft Website Minutes of the Board of Directors Meeting 5/25/16**

Present: Cris Mayhew, Kenny Ivory, Ira Certner, Julie Russell, Tim Dacey (via speaker phone)  
Absent: Kathleen Samways  
Homeowners: Barbara Conroy, Lorna Andrade

Cris Mayhew called the meeting to order at 5:45pm.

**Homeowners:** Barbara Conroy attended the meeting to discuss the contract with Foggy Bottom. She is concerned about the drains not being cleared and the trash on the side of the roads. She also expressed concern about the large pothole on Dodgers Hole Road. The service provided by Foggy Bottom is being monitored. An estimate for repairing the roads has been requested from White Lynch. Barbara offered to place a cone in the pothole which the Board enthusiastically accepted.

Barbara also noted that there is considerable poison Ivy on the cul de sac Flamingo Drive. Barbara asked if the Board would approve her bringing the goats in for removal. She will let us know if she plans to do that.

It was noted by Barbara and Cris that there are large branches on the easement of Flamingo. Julie will contact Foggy Bottom to remove them.

Lorna expressed concern about the play yard on the property across the street from Gull Lane. She also noted that a tree has been on the easement in that area for 3 years. Lorna also expressed concern about how people drive around the circles and noted that accidents are occurring. Lorna is concerned that there should be signage.

**Approve Minutes and Website Minutes of Board meeting 5/5/16:** The minutes and website minutes were approved with one correction regarding the existence of native and protected plants on the roadsides.

**Treasurers Report:** There was no report as the monthly report was provided at the meeting of 5/5/16.

**Contracts Report:**

**Foggy Bottom update:** See concerns noted above. Julie provided a Foggy Bottom report. She has informed FB of the ongoing concerns. FB indicated that they will increase the roadside patrols. Julie will inform him that the written report should be an email rather than text message.

**Road Repair:** Julie met with White Lynch and reviewed the needed road repair and requested a bid. WL also expressed concern about the condition of Robin's Nest. The pavement has thinned to the point that it will begin to crumble if not resurfaced. A separate bid on the cost of resurfacing Robin's Nest was requested.

**Tree removal on common property:** Julie contacted 2 contractors for bids on removing the tree, but has not heard back. She will continue to pursue.

**Webmaster contract:** The current contract terminates 5/31 and will not be renewed. Cris will notify the contractor by telephone to be followed by written letter. Once the contractor has been contacted, Ira will contact her for website information including user names and passwords. Ira will evaluate whether the website updating can be accomplished by a board member.

**Garden Redesign & Maintenance:** Discussion postponed to next meeting.

**Covenant Violations:**

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**Mockingbird:** Concerning parked RV: Kathleen reported that the owner indicated that the the RV is being removed next week.

**Mockingbird:** Concern regarding run off and possible existence of apartment. The owner has cleaned up the run off and has begun landscaping. He is considering installing an apron at the end of the driveway. Board members indicated that the real estate information and pictures give no indication of the existence of an apartment. In addition, the Zoning Board specifically stated in writing, that the house may not include an apartment. When asked directly, no board member expressed concern that there is an apartment in the house.

**Dodgers Hole:** Concern regarding run off: Kathleen needs the name and address of the owner and will write a letter. Dorie will provide.

**Dodgers Hole:** Concern regarding multiple vehicles in disrepair. Kathleen contacted the Edgartown Building Inspector with and copied the Selectman. The BI drove past the property and indicated that the white vehicle has a current plate and is registered. It was noted that the vehicle has not been moved in over 2 years. He did not note the vehicles on the right side of the house. He will review again.

**Eagles Nest Road:** Concern regarding unapproved shed and runoff. Dorie will draft a letter for Cris.

**Dodgers Hole Rd:** Concern regarding cars parked on easement. The Board confirmed that cars are frequently parked on the easement. Cris will send a letter to the owner about the cars parked on the easement.

Dorie will create a printed notice for cars parked on the easement. The notice will indicate that the roadsides are used as a pedestrian walkway and for the safety of residents, please do not park car on the roadside. Directors will be provided copies of the notice to place on cars parked on the easement.

**Old Business:**

**Board protocol for request of copy of letter to homeowner.** Dorie suggested that we affirm the protocol suggested by Lorna in which homeowners and directors who request a copy of a letter to a homeowner may view the letter at the "clerk's office" but may not have a copy. Kenny suggested that directors could get a copy for their personal use. It was noted that all Association information to which Directors have access is for Association business only and not for personal use of Directors. There was concern expressed by homeowner present that other homeowners might have access to information directed to another homeowner. It was agreed that all correspondence of the Board is Association business and is accessible to homeowners (shareholders). This would not include information of a confidential nature discussed in executive session, such as personnel matters. Kenny suggested that copies be viewed at a Board meeting rather than at the "office of the clerk" which is a private home. Dorie will draft the protocol for approval at the next meeting.

**Property with Road Easement M10Lot97.** Lorna asked the status of the property. Board explained that the owner had come to the Board to discuss options for the property owned by his family's trust. He had expressed concerns that the road through the property was not legally accessible by the adjacent associations (EFEA, Island Oaks, and Saddle club). He suggested that options might be to sell the property to the Association or he might consider building on the lot. The Board had thanked the owner for addressing the board and that the Board would await any proposal/request that he may offer.

**New Business:**

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**Roof maintenance of bus shelter.** The bus shelter is in general good condition, but the roof is in need of repair. It was noted that the bus is not used. Because of its location, individuals cannot see the bus – school or city – when in the shelter. Moving or opening a window in the shelter was discussed, but it was determined that there is no location that would offer visual access to the bus stops. It was suggested that (with addition of doors and residing) the shelter could be moved to the common property and used for storage. This option will be discussed at the next meeting.

**Approval of fence at Sparrow Lane:** The owner provided a request (via email) for approval of a fence and landscape lighting at this property. The request is for a cedar fence with solid bottom and lattice top and gate of approximately 120 feet at the rear of the property and a post and rail townsman style fence, painted white, across the front of the property. The request included installation of landscape lighting in the front and rear of the property. The owner reported that the neighbors to the rear have been notified and have no objection. The board approved the request with the condition that all town ordinances regarding fencing and outdoor lighting are met and that the fence at the front of the property be placed at least 4 feet from the roadside to provide pedestrian walkway.

**Audit:** Lorna suggested that an audit of the books be done. Barbara felt that the Association's income was not sufficient to trigger any threshold for an audit. Lorna suggested that the Board had previously decided that an audit should be done every 7 years. The Board will research the need for an audit and make a determination at a subsequent meeting. Lorna suggested that the Board share information on Board transparency regarding finances.

With no further business, the meeting was adjourned at 7:00 p.m.

The next meeting will be June 16 at 5:45 at the high school. Cris will post a sign at the front entrance to Dodgers Hole two days prior to the meeting.

Kenny was asked to return the EFEA camera by bringing it to the next Board meeting.

Submitted by Dorie Godfrey, Clerk/Secretary