

EDGARTOWN FOREST ESTATES ASSOCIATION

DBA: DODGERS HOLE

BOARD OF DIRECTORS MEETING

MAY 31, 2018 AT MV HIGH SCHOOL ROOM 101 5:45p.m.

MINUTES/ WEB minutes

ALL THREE BOARD MEMBERS PRESENT, Tim Dacey President, via skype, Kathleen Samways Treasurer, Lorna Andrade, Clerk

Minutes of April 23, 2018 were approved as presented.

TREASURER REPORT: Budget accepted with changes, motion by Tim, second by Lorna, approved by three members see attachment.

Two liens were properly placed and the third one was cleared.

Lorna made motion to increase our Home Owners Dues to \$500.00, second by Tim, voted unanimously.

We need to pay more for any services rendered to Dodgers Hole!

Board members to research what Mass. State rules are on total % increase on LIENS for HOAS.

Road maintenance, Treasurer suggested creative solutions in road repairs cost, rains will not have extra cleanings to save money.

attachment.

Trees that are a safety issue or blocking drains will be ID for cutter; and

Some sections of our private roads need repairing.

CONTRACT MGR>: White Lynch TBA

OLD BUSINESS: Front Gardens will get a tidy up instead of a total renewed placement.

Mailboxes: This matter is tabled

NEW BUSINESS: All patching work [tba]

Newsletter Make note of any DUES changes in the paper. Make note of needed telephone numbers/e-mails to be added to Newsletter.

Legal Fees: for Attorney conversation on ROAD ASSOCIATION, DBA, EFEA [start up at Annual Meeting ROAD Task force group].

Children's Play sign needed for Mockingbird drive where the school bus turns in the road.

2018-19 Budget approved

SPEED BUMPS need to be painted with special asphalt type paint needed.

Board Member suggest in the future; Portable type speed bumps.

We Need to by color coding un-buildable lots.

We need to check with Ira, Business manager, if we have Insurance to cover School Bus entering and turning around on Mockingbird.

Sheriff Meadows Conservation LANDS, needs a letter of understanding with removal of large pine trees down on abutters property; they may access from Edgartown road and walking around the Pond edge.

We need to renew contract for room meetings at the MV High school with Building and Grounds Director Mike Taus, The Cost \$100.00 for the yr.

Adjourn at 7:00p.m.

Respectfully Submitted,

Lorna Andrade, Clerk

Addendum to EFEA BOD Minutes, May 31, 2018

Treasurer Report:

1. One house sale/closing is pending with a large settlement due the Association at closing
2. Two new liens were placed for non-payment of dues
 - a. Discussion ensued about limits on ability of the Association to increase the cost to members for non-payment of dues.
 - b. Discussion about a policy to require a cashier's check for late dues payment.
 - c. Board will explore both in this next dues cycle.

Contract Manager Report:

1. Annual 'road repair and pothole fix' ride-around with White-Lynch completed. Proposal of \$20K received. The Board agrees that recommended work should be completed. Voted unanimously to have the Treasurer approve/accept the proposal and arrange the work to be done.
2. Foggy Bottom has been contacted to put additional work into clearing out around drains. Board requested Contract Manager to have speed bumps outlined in white as a slow-down reminder.
3. Fullin annual sweeping to remove sand from winter snow/ice management and to prep for road repairs has been completed
4. Met with and discussed garden maintenance with interested company but proposal has not been received. At this time any work be limited to concerns of visibility of the bike path and main road
5. Mailboxes - tabled

New Business:

1. Patching proposal (See Contract Manager Report)
2. Newsletter – has been drafted to reflect updates, budget breakdown in major categories. Request phone numbers and emails of property owners. Sometimes need to contact people and the incomplete info the Association has is mostly very dated.
3. Will look to previous Board and documentation for history of unbuildable lots for which the Association is responsible for upkeep.
4. Discussion about the business model of the Association. Need to explore other homeowner/road association models for reference.
5. 2018-2019 Budget: was extensively researched, options investigated where costs are not fixed
 - a. 2018-2019 budget of \$82,770 was proposed with revisions from last meeting, based on new (higher cost) information from road repair company and as well as recent history of snow/maintenance costs. To control costs, the board will:
 - i. omit additional drain cleaning – in newsletter encourage homeowners to leave drainage areas clear, install aprons
 - ii. increase regular leaf/debris clearance *around* drains (to reduce drainage problems at no additional cost)

- iii. alter front entrance improvement plan to only include safety trim and utilization of existing plants
 - iv. tree removal is planned for safety and to avert future road damage and pothole costs
 - b. Discussion on ability of the Association to sustainably cover increasing costs of maintenance with 2017-2018 dues structure.
 - i. Proposed: Lorna moved for dues increase to \$500.00 annually
 - ii. Seconded by Tim, passed unanimously
 - c. Budget accepted
- 6. Other business:
 - a. Will put long-term road planning onto Oct 2018 Annual Meeting agenda. Form a Work Group on this.
 - b. Need to recruit new Board members to add to Board and to fill expiring terms.