

Sunset Cove Annual Meeting
August 26, 2023
Clubhouse 9:30 am

Meeting Opening – President, Karen Rounds announced that we had the quorum needed for the meeting (18). 21 certificate holders were present with 8 additional proxies. 6 members were not represented.

Presidents Report – Karen Rounds shared with the membership that an error was made by the board members this year. It was discussed in the February meeting that we wanted to consider buying a tractor. A tractor was found in early spring but the board had 24 hours to make a decision before it would be sold to another buyer. The dealer offered 0% interest, \$0 downpayment with a monthly payment plan on a Kioti tractor with a bucket, rake and backhoe. The board made the decision to purchase the tractor. However, while preparing for the annual meeting, it was discovered that the by-laws indicate that any contract entered into for money is to be voted on by the full membership. At the time, the board was not aware that this was a requirement. Ann Bula made a motion to purchase the tractor. John Geary seconded the motion. The motion to purchase the tractor was approved unanimously.

Karen Rounds also thanked Stan for his work this summer with the tractor that has saved the community hundreds of dollars in contracted work. Stan also recognized Mike Hall and Mike Sicard for their contributions to the repair of the septic system.

Elena Tague reiterated that all loans are to be voted on. She gave the example of the bathroom not being voted on. It was pointed out that the bathroom did not involve a loan. She continued on to make the request that all projects such as the bathroom be voted on by the general membership.

Elena requested that the board take a look at the by-laws Section 1 General Powers. She read that **The Directors shall in all cases, act as a board and they may adopt such rules and regulations for the conduct of their meetings and the management of the Corporation, as they may deem proper, not inconsistent with these by-laws and the laws of the state.** She felt that the intention of the words “of their meetings” meant only the board meeting and did not extend to the general rules and regulations of the park. Kevin Marchand stated that in the history of the park, the only loans prior to the tractor loan were for the water and the 2 septic upgrades.

Discussion of the previous year’s minutes included a question as to whether or not a dock committee was put into place. President Karen Rounds stated that a committee was named but due to unforeseen circumstances those members were not available this year to work on dock issues. Therefore Stan did most of the dock work this year – including replacing broken and rotted boards prior to the dock being put in place this spring.

The question was also raised as to whether or not the Capital Budget Committee met. Treasurer, Kevin Marchand explained that between the sea wall and the tree issues there will be no additional funds to go to Capital Improvements. Therefore, no further discussion had been needed this year around capital planning.

Joan O’Gorman made the motion to accept the meeting minutes as written. Linda Drinkwater seconded the motion. It was passed unanimously.

Treasurer's Report – Kevin Marchand reviewed the proposed 2023 budget of \$98,400. Highlights included that the Harvestor is building reserves to repay the Lew's for the initial purchase. The dock is also building reserves to allow future investments in the dock space. \$18,000 went into general reserves last year. The true cost of the sea wall repairs as well as the tree removal and replacement is unknown at this time. The board proposed to increase the assessment by \$200 in the year 2024.

A question was raised amount the payment of the tractor. The first payment is due September 1st however there is still work to be done to resolve whether the insurance payment is included in the financing of the tractor. Stan, Karen and Kevin to work through it together.

Kevin Marchand walked through the history of the water base rate. When the park was added to the town water, the community was charged one base water rate. A few years ago, the town realized that we should have been charged for 35 units rather than 1. We worked out a deal with the town to add additional base rates as units were sold to new owners. Although we agreed as a community to require the new owners to pay the new base rate this has become an administrative burden for Kevin and his company to track and bill. This is partly due to the timing of sales and tax bills along with the lack of detailed records kept by the town. Therefore, no new owners have been paying for their share of the new base rate.

Gary Guzouskas made the motion to approve the budget was proposed and set the annual assessment rate at \$3000 for the 2024 year. Dean Snider seconded the motion and it passed by unanimous vote.

Ann Bula made the motion and Leon Eikert seconded the motion that all current base water rates as well as future increases due to resale of homes be paid by Sunset Cove. This motion passed unanimously.

Park Manager's Report – Stan Stark started by thanking Mike Hall, Kelly Pashby and Mike Sicard for all of their help this summer. He reported that we are half way through the park with water pedestal upgrades. The balance of the pedestals are working but if you notice leaks or broken handles, please tell Stan. They can be fixed quickly. Electric pedestals are also half way upgraded throughout the park. If breakers in your unit are tripping, please let him know as the breakers can be replaced as needed. Also tell Stan if your power tuns off unexpectedly. This is a sign that he needs to look at your pedestal for repairs.

Stan apologized for the piles of gravel, sand and top soil around the park. It has been difficult to get contractors to bring these and we are stockpiling so that they are in place when the septic repairs are done in the fall.

Stan shared that other than the obvious septic issues this summer everything else is going well. He reminded everyone the tractor is a park asset and he is available to help with things such as moving gravel or bushes for you at your unit.

There was discussion around the dumpster location. Most were in agreement that having them away from the clubhouse was better but having them so close to the lake was not a good idea. Between the eye sore as well as the potential seepage there was concern. Stan shared that the issue is that with the water so high this year he was not able to tuck them back into the trees as much this year. It was suggested that we move the kayak racks to make room for the dumpsters. There was general consensus that a fence around them would also be an upgrade. Stan requested that anyone was has an idea for a better place to place them, please share their thoughts with him. There was also a reminder not to park in front of the dumpsters. This summer we went a month without the recycling bin being dumped for this reason.

Stan reminded the membership that mowing of the lawn happens on Thursdays. Please remove your car or other items from the grassy areas around your unit to make things go faster and smoother for the contractor.

Social Committee – Linda Snider that between the septic issues and the rain the list of social events has been significantly shortened. Based on a show of hands as to who would be attending the final 3 events scheduled for the season, it was determined that the only event to be held would be the soup cook off – to be held on Saturday, September 23rd. The balance of the events will be postponed into next season. Linda thanked Joan O’Gorman for the facilitation of the Frank Leffler Memorial events. Gerry Leffler has generously donated the leftover funds raised for Frank’s sign, tree and bench to the social committee to go toward the purchase of the outdoor speaker. Linda also thanked Peggy Meider for spending part of her weekend returning bottles and cans.

Tree Committee – Stan Stark and Gary O’Gorman reported that the Grand Isle Forester walked through the park helping to identify 10 trees to be removed around the cottages. They also identified 1 on the front lawn that needs to come down as well before it falls and pulls the roots out of the ground. The board will get bids to take them down this fall after the park closes. The trees identified should come down as they are not safe for a number of reasons beyond the potential ash bore problem. They identified 2 trees that appeared to be healthy and might benefit from an inoculation program for the ash bore. It was recommended that when replacing these trees, a variation of species should be used. The board will determine where replacements will be planted taking a number of factors into consideration. Gary and Stan also shared that all trees that come down must stay on in Grand Isle. One of our neighbors is interested in using our wood for firewood. He would be willing to rent a stump grinder for us in exchange for the firewood.

President Karen Rounds reported:

Lawn Care Contract – We have 1 more year on a 3-year contract. There is an upcharge for gas over a specific cost.

State Permit for Milfoil Mitigation – The “turtle” has not been used this year. This is partly due to high water and partly due to issues with the boat.

Retaining Wall repair – due to high water this will be delayed by a year.

Closing of Park on October 17, 2023 – this will enable work to be completed on Avenue B and C septic system by Stan with the help from the engineers. Stan will also need to close the park after this work is complete. The question was raised by Kelly Pashby on behalf of Lauri Thurber as to whether or not dry camping would be allowed during this time. Karen responded on behalf of the board that because we had a few non-compliance issues last time the decision has been made to require everyone to leave by October 17th.

A question was raised by Kelly Pashby on behalf of Lauri Thurber as to why no meeting was held to discuss the closure of the park during the summer due to septic issues. Karen shared that our Engineering Firm had considered it to be an emergency situation at the time. An additional request was made for a procedure to be written for future boards to know how to respond in the future. It was agreed that it could be reviewed however notice to residents would vary depending on the severity of the situation.

Specific to the closure of the park this summer it was stated by President, Karen Rounds that downtime was minimized as much as possible. Stan monitored the system and he and Mike Hall were able to dig and repair the system immediately when it was safe to do so. Having the tractor on hand enabled this to occur timely.

Kelly shared that the daily communication and information that came to the membership was appreciated. There was general agreement with this statement by those in attendance.

Rental Units – President Karen Rounds shared that the survey that was sent to the membership prior to the meeting was sent out for awareness. The board felt the survey had been useful in both identifying what the general consensus was on the topic as well as encouraging open discussion. She shared that the Bylaws include the word “tenants” so although the rules indicate no commercial activities to occur in the park there needs to be more clarity.

A discussion ensued around state laws and taxes. It was also recommended that notification to the board when friends and family are staying unaccompanied on the grounds.

Gary Guzouskas called the vote and Jack Dwyer seconded it. Gary also moved that the vote be by ballot and Wellsley Legier seconded it. When the ballots were counted it was unanimous (29 in person and proxies) that **certificate owners are not permitted to use their units as paid rentals.**

President Rounds confirmed that the board would follow up with the attorney to get the wording correct on the bylaws and any certificates necessary. Karen asked for consensus of those in attendance to allow any pre-existing reservations. It was agreed as long as advertising ceased as quickly as possible.

Stan Stark, Park Maintenance Manager agreed to be the point of contact for anyone renting their units for the balance of the year. The unit owner is to notify him with the names and dates of any tenants, friends or family that will be staying unaccompanied in a unit. The board will address how this will be handled in the future.

Deb Bryan made the motion to adjourn the meeting at 12:46 pm. Anne Bula seconded the motion.

The newly elected board of directors met immediately following the annual meeting to elect officers. The same officers will remain in place from the previous year. Karen Rounds, President, Kevin Bryan, Vice President, Kevin Marchand, Treasurer, Sharon Stark, Secretary. Alayne Kelley, Wellesley Legier, and Linda Snider round out the board.

Sharon Stark

Sunset Cove Secretary

