

CCVC Board of Directors Meeting
CCVC Board of Directors Present

May 28, 2011 at 10:00AM

Best, Claire (BOD, Architecture)

Conway, Mike (Treasurer)

Hartl, Walter (BOD)

Hmelovsky, Mike (Secretary)

Hodecker, Ted (President)

Imhoff, Harry (BOD)

Rizza, Mike (Vice-President, Dock Assignments, Dock & Beach, Grounds, Water)

Meeting Notes (Agenda)

Peter Belden addressed the board and wants to let people know his door is always open for questions and comments. Ted comment on the great job Peter has done especially the grounds, lawns especially. Preventive maintenance on drain system to prevent the sink hole issue we had in front of Mann's cottage.. May need some periodic repair as the ground settles. One load of top soil was delivered and 3 loads of gravel for the roads.

1. Report from Mike Conway on budget

Just about on schedule with spending, About 32K in cash (some people have prepaid (realistically 20K). 2 member overdue (Coleman 175 dollars late charges) (R Ragot is also in arrears – check in mail).

Need to review Peter Belden's contract. How does Peter get rid of leaves, need to clarify in the contract. Increase to the contract are based on CPI (3 year contract – reviewable annually).

We owe Peter \$300 at this time because of adjustments.

We receive 2 voluntary contributions (\$200 George Stanford, \$60 Ken Daley).

It was noted that no thank you notes from the firehouse were not sent out this year.

Miscellaneous from Ted

Ted, Mike r and Mike C will schedule a meeting to discuss finishing off the water system.

Discussion of what is left to do and future maintenance will be discussed.

2. Report from Mike Rizza on winter damage and proposed work to be completed on grounds.

Roads held up very well. Some repair work required by Mann's house. Roads are in good shape around the club. Some trees near Borrello may need removed.

Water system in fall had an issue. Thanks to isolation valves we do not have to shut down all of CCVC when repairs are name. Shutting system down and bringing it up is much easier now because of the isolation values.

Storm drains: Two new ones were installed. We put a manhole in front of Mann's house for access to drains for future cleaning. Guard rains by Keis house need to be repairs so people do not run over the storm drain pipes. People should only drive on the roads., they are not aware of the shallow piping on the ground.

Docks: Mike delivered the new dockinator. It worked fine –2 crews. 2 pounders and remover. Process took 4 hours on main docks, Mike Hmelovsky asked Ted to help document the process so it can be used in the future. Food should be coming out of entertainment budget. This is be worked on.

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Some dock damage from ice occurred. Two fingers need to be repaired using the surplus materials we already have. Ice eater strategies were discussed (timers, ice breakers, etc..). They will be tried this winter.

In the fall, we need to fix some loose boards on the north beach docks. Dock doctor is scheduled to drop off hardware later in the week.

Mike plans to fix up the club house with dock hardware to avoid trips to the shed during dock work. It was suggested we have a locking storage area for the expensive tools we have acquired.

Some work on the propane pounder is required but it worked well. Mike Rizza may have a buyer for the old air pounder.

Request to build a fire pit down at the beach. Discussion ensued but the idea was rejected.

3. Report from Walter on proposed entertainment schedule for summer.

The party for Sunday's party at 4AM is all set and will be held in the club house (beer and wine supplied by the club).

July 3 is being proposed as another date for a summer party. (beer and wine supplied by the club).

About ½ of the \$500 allocation will be spent by then – labor day weekend party is being proposed.

Carol Hodecker, Barbara Manley and Janet Aziz are entertainment committee members. With Walter Hartl are chairman.

4. Discussion of Huletts Landing letter (Dave Richards).

Harry volunteered to be a CCVC representative.

Geese – the green fence worked great last year. We need to get them up again as soon as possible. Mike Rizza made a suggestion that a light e used to keep the geese away , but Claire Best noted that was tried by another association and did not work.

5. Discussion of Ragot issue (Pat Carney)

Mike Hmelovsky will engage Pat Carney to insure Rob Ragot is made aware that setting up a boat storage facility is not acceptable by CCVC. We will respond to with a letter to Ragot from Pat Carney.

Misc: Claire Best had intentions of transferring property to her daughter Karen. It currently is in the hands of the lawyers

6. Address issue of dock fees and work or pay.

We believe its time to address this issue. We current save about \$6000 per year doing this ourselves.

Proposal is to increase annual dues for cost of installation and removal. Credit may be given to member who work on the docks if they help during this work effort.

The Board of Director voted to raise dues 200 per year. The money will be used for installation and removal of docks effected Jan 1 ,2012.

Credit of \$100 per member.(family) was discussed as compensation when they help.

Second Boat Charges:

People who want 2 boats in the water for the season and take up multiple dock slips may do so, if slips are available. Those members will be charged \$400 per season.. Money slated for dock fund. These will be a dedicated slip.

For those renting cottages that have renter with a boat, the member may request use of his boat in a storage slip for up to 1 week without a charge. If the boat requires a deep water slip, the charge is \$30 a week. (vote was unanimous)

7. Club House

Everyone please make a list of issues you feel important to be brought up and possible answers for questions raised. Please send list to all board members so we all have a chance to review and think about answers. If we can anticipate questions from members we can possibly make general meeting go smoother .

The BOD agreed CCVC needs to do a survey for the clubhouse because of property question with Ken Daley. Mike can recommend a friend that will do a survey of Clubhouse for \$1000.

Do we keep it or sell the club house. Mike R discussed with Catch Clark. Survey required . Property variance require with 2.8 acres lot to subdivide. Permit with town \$150 dollar – CCVC can represent itself. From a tax perspective- the taxes should be the same, but concern was this may open up an issue for taxes to be increased.

Water Hartl feels we should fix up the club house for sale.

We agree to survey the property, subdivision is split with concern on higher taxes, but majority feel both should be done. This will be put to a vote an the membership meeting.

We will propose to the club members at the annual meeting to spend up to \$7000 to stabilize the club house.

Mark Martuchi

8. Architectural Committee

Georges Shed: It was put up without architecture committee approval. It needs a zoning variance with the town of Hague for setback.

A letter will be written to the Town of Hague stating the boards decision to disapprove the shed being added on Stanford property.

Claire Best, Barabra Keis, Barbara Babson, Pat Dougherty are member of the architecture committee.

9. Nottingham Association.

No response from Nottingham. Offer to talk with Kyle Rose (President of Nottingham) but have not heard back from them

