

Cape Cod Village Club

Minutes of Board Meeting

August 30,2014

Present: Mike Hmelovsky, Ted Hodecker, Mike Rizza, J.C Bambach, Harry Imhoff, Mike Conway, and Rick Haynes

- 1) Meeting is called to order at 10:10 am
- 2) Judy Stock will address the members tonight regarding the Lake's water quality.
- 3) Janice Ryan, Marylou Brown's daughter, has submitted a written proposal to renovate and add a second story to their cottage. They will be advised to work through the Architectural Committee.
- 4) Tracy Van Ness, the Warren County fire inspector, failed the clubhouse: extinguisher not correct size. We need to update our extinguishers
- 5) Treasurer's Report: Mike Reports that our budget is on schedule. Rip rap work and the work to get water to the Best's house will be covered under the capital improvement fund.
- 6) George Stanford brought up the issue of reimbursement for dock whips. We will reimburse 50% for one whip on the main dock and 50% a pair of whips on the roll-in docks, one time per member.
- 7) We annually collect \$50.00 a year per member to support the Hague Fire Dept. In addition we have given a separate \$350.00 donation From the club for the past 12+ years. We will now only donate the \$50.00 we collect from members.
- 8) Mike C. recognizes Dennis Borrello for his contribution of \$200 dollars to the Club; to the Grasso/Lubecks for their contribution of seven beach chairs, to Barbara Keis, for flowers and to Marilyn for her notary services for the Ragot contract.
- 9) We will discuss at tonight's meeting an appropriate amount to charge new property owners for first-time membership fee. The current fee of \$10 has not been adjusted in 12+ years and is not enforced.

- 10)The Board thanks Mike Conway for his 12 years of service. Mike thanks the board in return.
- 11)The Ragot agreement is signed by all members and has been sent to our attorney, thereafter to the County. Mike R. will try to get the closing synched with the Spano's closing.
- 12)We will thank Marilyn for her notary services with a \$75.00 gift certificate.
- 13)Ted and Mike R continue to struggle with the Town of Hague over the easement to the sewer pump and the status of the generator on our property. Edna expressed the opinion that Dan Belden word on what was agreed upon is not binding, that what is in place is now the agreement in effect. Dan strongly disagrees. There appears to be an error in filing the agreement and we may need the involvement of an attorney. Ted and Mike R will search county records to determine what other properties in Fire District #1 have signed agreements with the town. Mike H. reminds us that the agreement included a GFI outlet for club use, that the generator be removed during the summer, that the generator be used in summer months only in emergencies, and that the town is liable for injury or damage incurred as a result of the pump and generator being on our property. At the very least we need to receive a certificate of liability, and an agreement on our access to electricity.
- 14)Mike R. has looked into the sewer district fees: S.D. #1 charges \$550 per household; S.D. #2 has a lower fee, but members pay more for debt pay-down.
- 15)Mike R reports that the roads have fared well this winter, but that the road to the north beach needs to be dragged.
- 16)A birch tree by the flagpole needs a limb removed.
- 17)Some of the drain covers need replacing, especially the one by the Anderson's
- 18)Mike H. is in need of a staging area for delivery of his new house. The board approves the use of club land in front of the clubhouse, Mike will also use the clubhouse itself for storage of their household contents during construction.
- 19)Mike H. suggests we move the barrier posts at our launch area. He also mentions that the LGPC permits a second ramp, with the same conditions of use. Both might contribute to greater accessibility for our members.
- 20)Mike R would like to install new, permanent goose fence at an estimated cost of \$2500.00; a sample was installed this spring by the main dock. Mike has cleared brush from around the fencing along the point.

21) We paid more for outside labor for help in putting in the docks this year. We already have a few new volunteers and will canvass for more to help with dock removal this fall.

Regarding docks we will need to replace four pole mounts that have experienced a lot of wear, at a cost of @\$1000.00. We will replace them with the new style mounts, like the ones on the newest docks. We need to replace north dock deck boards over the years.

22) We need a new winch for the dockinator.

23) Bob Brownlee has re-wired and organized the workshop. JC has contributed tools; anyone is encouraged to donate tools to the cause. We need separate keys for the clubhouse and workshop and the boat ramp(s).

24) Mike R feels that repairs to the clubhouses's rotten pier is all that he is willing to do this year. He feels strongly that we have only a few options;

- Knock down and replace the clubhouse
- Knock down the clubhouse and put in parking
- Knock down the clubhouse and build a pavilion
- In any case, we should aim to save the fireplace
- If the town will let us subdivide the lot with the clubhouse we could sell the clubhouse to a new member to rebuild or replace it.

25) Mike R is not certain we can subdivide the parcel as it is non-conforming. If we don't get a variance, we can't sell. As it costs only \$100.00 to apply for a variance, we should do so. After first approaching the APA. Acquiring a variance should not raise the taxes but if we subdivide, the taxes on the land will go up.

26) Mike Hm. is having trouble connecting with Kyle Rose from the Nottingham Association in order to culminate an agreement over the docking arrangement on the north side of our main dock.

27) Ted mentions that there is a growth of new weeds in front of Peggy Darrin's property and under our North Beach docks, we should notify LGA or LGPC.

28) Peter Belden will contact homeowners who are not yet in compliance with the new water system regulations (an air gap system that separates private wells from the community system). He will try to finish up conversions before the next inspection this fall.

- 29)Mike R and Peter Belden will look at establishing a baseline charge that looks at individual cottages and what it takes to winterize and summarize each one. (Currently we pay Peter 36,000 per year.) Peter may charge for work done above and beyond this baseline. Mike Conway and JC Bambach in his capacity as new treasurer -- will work together on contract changes.
- 30)Mike R believes we should have a committee to address member concerns over privacy and security in our new website. Further changes to the site are on hold for now, largely due to workload.
- 31)There will be no Labor Day beach party this fall.
- 32)We discussed whether to limit the number of renters in a cottage. Currently the town allows two people per bedroom + one. No decision.
- 33)Mailboxes on the road? We will invite members to discuss tonight

Respectfully Submitted,

Rick Haynes