

Board of Directors Meeting Minutes

Donald Drive Clubhouse

September 19, 2017

President Barbara Giordani called the meeting to order at 6:00 pm.

Board Members in attendance were Barbara Giordani, Mary Leonard, Dorrie Kossuth, Susan Soule, Deb Cyr, Odette Perron, Karen Kirkpatrick and John Menczywor.

The Board of Directors and guests recited the Pledge of Allegiance.

MEMBERS COMMENTS: Roland Boisvert wanted to thank the board for giving up their Sunday to recognize the volunteers at the Volunteer Recognition Luncheon. Jack Cyr stated that the new flooring at the front entrance of the PLCH and the library looks very nice. Roland Boisvert suggested that we should purchase safety shoes for the maintenance team. John Menczywor will speak to the team regarding this. Jack Cyr said that he had heard that the backhoe has been repaired, John Menczywor stated that it should be back by the end of the week.

Susan Soule made a motion to appoint Greg MacKay as Director at Large to fill the one year vacant position. Mary Leonard seconded the motion. Motion Carried.

SECRETARIES REPORT: Susan Soule made a motion to approve the minutes from the August 15, 2017 meeting. Deb Cyr seconded the motion. Motion Carried.

TREASURERS REPORT: Dorrie Kossuth stated that the Debt Coverage Ratio for the month of August was 1.32. Dorrie Kossuth made a motion to approve the treasurer's report. Susan Soule seconded the motion. Motion Carried.

OPERATIONS REPORT: John Menczywor stated that besides the maintenance crews regular duties, gravel was spread, stained stairs at PLCH, repaired siding at DDCH, completed work order requests, removed shrubs at various locations, cut trees, met with electrical contractor regarding pedestals, prepared the outside of DDCH for the upcoming cookout, picked up trees and flowers to be planted, picked up welder, stump grinder was here for ½ day, stumps are done, etc..

John Menczywor made a motion to ratify the written vote for paving at 102 Donald Drive. Susan Soule seconded the motion. Motion Carried.

John Menczywor made a motion to approve the carport, widening of the driveway, a 3 season room, a deck and lean to off of the existing shed at 54 Country Way. Mary Leonard seconded the motion. Since John Menczywor has to abstain Mary Leonard re-motined the remodeling at 54 Country Way. Odie Perron seconded the motion. Motion Carried with John Menczywor and Greg MacKay abstaining.

John Menczywor made a motion to approve a 12x10 lean to at 42 Country Way to be attached to the back of the shed. Mary Leonard seconded the motion. Deb Cyr stated that she thought the request was for a 12x12 lean to, the motion was amended to a 12x12 lean to. Libby Laliberte stated that she would prefer a 12x12 if possible. After much discussion the motion for a 12x12 did not pass with 5 opposed, 1 yes and 2 abstentions. John Menczywor made a motion to approve a 12x10 lean to to be attached to the shed at 42 Country Way. Greg MacKay seconded the motion. Motion Carried.

John Menczywor stated that when the back hoe is back trees will be planted, new electric lines will be run around the mail house at Partridge Lane and concrete bases will be placed for the mason when he arrives.

John Menczywor made a motion to accept the quote for the back flow valve on Mathew Circle for \$964.24. Mary Leonard seconded the motion. Motion Carried.

COMMITTEE REPORTS:

MEMBERSHIP: Mary Leonard made a motion to approve the email votes for Kevin and Fawn Gaudette who are purchasing 77 Williams Way and Karolyn Lightfoot who is purchasing 29 Rachel Circle. Odie Perron seconded the motion. Motion Carried.

OLD BUSINESS: Discussion regarding the 2018 Budget Proposal, Roger Bruneau stated the \$60,000 should be included in the budget so the debt ratio would be 1.191. Roger wants to use real numbers for the ratio, Roger stated that they have been using false numbers for the ratio, this year they have been using real numbers. The numbers are used just for the ratio. Deb Cyr made a motion that we go with real numbers from this point forward and remove the invisible cushion from this point forward pertaining to the debt issue only. Greg MacKay seconded the motion. Motion Carried. Barbara stated that the two items added to the 2018 budget were the Back hoe bucket and a lift. John Menczywor stated that the backhoe bucket has been purchased so that can be taken off next year's budget. After much discussion regarding the monies for a lift and the budget proposal as amended Dorrie Kossuth made a motion to accept the budget. Karen Kirkpatrick seconded the motion. Motion Carried. Barbara asked Debby if she would like to discuss the tabled 2016 amendments. Deb stated that last year we had 3 amendments that were tabled to this year's upcoming meeting. We will be able to bring these back as one motion to have them killed because the town would not have accepted them. There is nowhere in the building codes as to how a carport can be built. We can have one person make a motion to table them and that will be done.

NEW BUSINESS: N/A

MEMBERS COMMENTS: Barbara thanked the board of directors for putting on the volunteer appreciation luncheon. The feedback from the volunteers, was that they were so appreciative for being recognized and what a nice time they had.

Karen Kirkpatrick made a motion to adjourn at 7:18 pm. Mary Leonard seconded the motion. Motion Carried.

Mary Leonard made a motion to go into executive session at 7:27pm. Deb Cyr seconded the motion. Motion Carried.

Susan Soule made a motion to go out of executive session at 8:36pm. Deb Cyr seconded the motion. Motion Carried.

Susan Soule made a motion to go back into regular session at 8:37pm. Deb Cyr seconded the motion. Motion Carried.

Mary Leonard made a motion that we send a letter to a member regarding an uninspected, unregistered truck. Deb Cyr seconded the motion. Motion Carried.

Mary Leonard made a motion to send a letter to a member regarding an uninspected, unregistered van. Odie Perron seconded the motion. Motion Carried.

Mary Leonard made a motion to send a letter to a member regarding a third resident living in their home. Greg MacKay seconded the motion. Motion Carried.

Mary Leonard made a motion to adjourn at 8:39pm. Susan Soule seconded the motion. Motion Carried.

Susan Soule, Secretary

Approval Date