



Board Meeting Minutes

7:00 PM 10/17/24

Duddy Home

**Minutes recorded by:
Mary-Ann Lewis**

Board Members Present:

President – Ryan Neenan
Vice President – Josh Karausky
Treasurer – Alissa Weiss
Secretary – Mary-Ann Lewis
Sgt. Arms – Lou Lombardo
Members – Kevin Duddy, Ginny Brennan
Alternate – Bob Geis

Not Present:

Non Board Present:

Arc Committee – Rebecca Rivera

1. Called to Order at 7:03p.m. by Lou Lombardo
2. Prior Meeting minutes from 6/24/2024 were approved by board via email on 6/26/2024.
3. Old Business
 - a. The New ARC handbook - was published and put on website by Ryan Neenan.
 - b. The New Spring Thaw Rule - was published and put on website by Ryan Neenan.
 - c. Road Repairs – Wilmot Company did the repairs but was called back to fix bumps that were created when they repaired certain sections of the roadway.
 - d. New Private Road Signs – were ordered and installed by Kevin Duddy and Bob Geis.
 - e. State Police Tour of Site – Kevin Duddy organized and was present day of visit. All went well. No media present. There were drones flying above. Kevin met the Commissioner. The Barracks Commander sent a nice Thank You note.
 - f. Mowing of Springwood connection to Retention Pond – discussed in PWC Report
 - g. Entrance Sign to Wedgewood Drive – Thanks to Alyssa for retrieving it from company who made it. Was supposed to be a repair, but too much damage so a new sign was made. Costs were over \$3000.00 and took all summer. Discussion ensued regarding possibly using a different company in future.
 - h. Snow Plowing Contract – discussed in PWC Report.
4. Committee Reports
 - a. ARC (Rivera) –
 - i. Thaw Rules (Feb. 15-April 15) were added to Application.
 - ii. Lot 61 on Decker Creek Rd. requested an extension on their build.
 - iii. 400 BHW notified Rivera they placed a shed on their property.
 - b. Finance (Weiss)
 - i. As of 10/17/2024:
 - ii. Operating Account - \$128,423.69
 - iii. Social Comm Acct. - \$636.15
 - iv. Money Market - \$25,342.01
 - c. Social (Lewis)

- i. Two Welcome Baskets delivered to 400 and 404 BHW.
 - ii. Picnic – lower than expected turnout but great weather, food, and company.
 - iii. Holiday Dinner – passed out flyers to board members and encouraged them to attend our events. Will email to neighborhood shortly.
 - d. Public Works Committee (Duddy/Geis)
 - i. Snow Plowing 3 yr. contract received from Catmando. He still needs to sign it and send a COI.
 - ii. Discussion ensued regarding trees needing trimming near Wedgewood and BHW entrances. There are also trees hanging over the streets in certain areas. Kevin will investigate.
 - iii. See attached PWC Report for further topics that were reported out by Kevin.
- 5. New Business
 - a. Lot 14 on Woodcrest Rd. - Overdue on Building Time update (Rivera)
 - i. Original Permit issued 3/19/2023.
 - ii. Still no communication from owner after receiving Board’s letter. Ryan will create a letter with a potential fine if they don’t contact Rebecca with an update of their building date extension plans.
 - b. 102 BHW ATV and Garbage Complaints Update (Board discussion)
 - i. No reply to letter sent. Cans have been placed by the house. Cones are stacked on side of driveway near road. No ATV’s on road since letter sent. Owners have not sent registration or insurance info. to Alissa.
 - c. New Recreational Vehicle Rule (Neenan)
 - i. Board unanimously (7-0) voted in favor of revisions. Ryan will publish on website.
 - d. Newsletter from Board Annually or Bi-annually (Duddy)
 - i. Kevin suggested creating a newsletter that can share new updated rules & regs, news in the neighborhood, Social Committee events, etc...
 - ii. Mary-Ann offered to create one for the near future. Will be emailed to all property owners.
- 6. Next Meeting – TBD in January or February. Ryan will email the board possible dates end of December (or so).
- 7. Adjournment. – Meeting adjourned at 8:09p.m. by Lou Lombardo and seconded by Alissa Weiss.

Respectfully Submitted,
Mary-Ann Lewis
Incoming Secretary