



Annual Meeting Minutes

11:00 AM 6/08/24

Minutes recorded by:
Ryan Neenan

Meeting Held at the Forest Volunteer Fire
Department

Board Members Present:

Vice-President – Mary Ann Lewis;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Member – Ellen Geis
Alternate - Bob Geis, Kevin Duddy, Josh Karausky

1. Call to Order. The meeting was called to order by Lou Lombardo at 11:01 AM.
2. Introduction of Board Members (Lombardo)
 - a. Recognition of Resignation of President Tom Regenski from the Board in March 2024. The board thanks Tom for all his service as President.
 - b. Alternate Ellen Geis was voted in by the board in March to finish Tom's term until the annual Meeting.
 - c. Introduction of Committee Members.
3. Establishment of Quorum (Neenan)
 - a. 15 Proxies were collected representing 20 Lots.
 - b. 28 Lots were present at the meeting.
 - c. Since 15% of lot owners are required to established a quorum, a quorum is established.
4. Approval of Prior Board Minutes
 - a. Board Minutes were approved Via Email on 5/29/24 and have been posted online.
5. Old Business
 - a. NPDES Renewal (Weiss)
 - i. After negotiating, we renewed the NPDES permit in August of 2023.
 - ii. The renewal went smoothly and is valid until 2029.
 - b. Spongy Moth Spraying Decision (Lewis)
 - i. Spraying last year was successful.
 - ii. A forester from Pike County suggested that spraying a second consecutive year may not be necessary. The board did an informal survey of egg masses on trees in Blue Heron Woods and deemed it not necessary to repeat the spraying.
 - iii. Question: Should a large expenditure like this be strictly a board decision or should it be a community vote?
 1. The bylaws give the power to make a decision like this to the board.
 2. Due to the timing of spraying, a vote could not be delayed to the annual meeting. In the past, mailings are met with minimal responses, and the probability of getting a majority response back would be minimal.
 - c. Speed Limit Signs Installed
 - i. 25 MPH Yellow signs were installed last summer.
 - d. Reminder of Established Rules/Regulations (Lewis)

- i. Lewis reminded the members of the established rules and regulations, including the speed limit and advising all guests of the speed limit in BHW. She also reminded all members that ATVs must be registered with the board if they are to be driven on BHW roads. ATV use on conservation areas or access roads is strictly prohibited.
- 6. Committee Reports
 - a. Treasurer Report (Weiss)
 - i. NPDES Renewal was less than expected
 - ii. Starting this year, dues will be raised to \$350 due to future potential large costs, including road repairs and possible repeat spongy moth spraying.
 - iii. Question: How many landowners owe back dues? Weiss reports that approximately 10 people owe an approximate total of \$9000. Back dues would be collected if land is sold.
 - iv. 402 Entrance Sign is being replaced.
 - v. Online Payment with Credit Cards will be started this year. Credit card payments will involve a surcharge, but that will be absorbed by the POA and will not be added to the \$350 dues.
 - b. Public Works Committee Report (B. Geis)
 - i. Road Repair (Cracks) and Gate Bids Accepted
 - 1. Gates installed and locks added.
 - 2. RR Wilmot was awarded the contract to fix the dips and other issues on the roads.
 - 3. Dead Trees near the roadway are the responsibility of the landowners who own that property.
 - ii. Landscaper Renewal – Renewed this year.
 - iii. Total Road Resurfacing –
 - 1. Research will be started this year to gain some ideas about how much money this project would entail. The board does not believe this will be needed anytime soon.
 - 2. Question: Is it worth asking our plow to add a rubber attachment to plow to help protect the roads?
 - c. Social Committee Report (E. Geis)
 - i. Past Events have been successful:
 - 1. Potluck Dinner after last year's meeting
 - 2. August gathering at Harmony in the Woods (35 People Attended).
 - 3. December Wine and Dine at Greeley Inn
 - ii. Upcoming Events
 - 1. Pizza Social after the meeting today.
 - 2. August 3rd is the next Harmony in the Woods Gathering.
 - 3. September 22nd Oktoberfest – More Details to Come
 - 4. December Winter Wine and Dine – More Details to Come
 - iii. The Social Committee has continued issuing Welcome baskets - since 2021, 15 baskets have been delivered.
 - iv. Looking for New Membership and New Ideas. Email is on website if interested.

- d. Architectural Review Committee Report (Rivera)
 - i. Building is taking place, approximately four homes currently under construction
 - ii. ARC Handbook Update (Neenan)
 - 1. Potential Changes will be voted on in the next board meeting.
 - 2. Most changes are cosmetic/procedural to make the process more understandable.
 - 3. Added: Requires Notarized Letter about the 50% Clearing Covenant
 - 4. Added: Explanation that outdoor construction must be complete within one year of permit issue. Possible Fines may be given by Board if an extension is not applied for.
 - 5. Added: Notation about Seasonal Weight Load Restriction Rule to be implemented
7. New Business
- a. Trash Collection from Eastern is now going twice around Blue Heron Way (Lewis)
 - b. Summer Reminders (E. Geis)
 - i. Increase of Rattlesnakes – the Board would like to remind residents to be mindful of their presence.
 - ii. Foxes are also prevalent in the area.
 - c. Road Sign Replacement (Neenan)
 - i. A Seasonal Weight Load Restriction Rule will be drafted and hopefully approved at the next board meeting. The purpose of this rule is to help protect our roads.
 - ii. New Entrance Signs will be purchased before winter since the current ones are faded. An additional sign will be purchased that will be attached to these signs to warn people of the rule. The dates can be anywhere between Feb 15 and Apr 15. It cannot extend past these dates. The actual dates will be determined by the Public Works Committee every year based on the seasonal weather.
 - d. Board Size (Lewis)
 - i. The board has considered the possibility of increasing its size from the present 5 members to 7.
8. Election of Board Members (Lewis)
- a. Tom Regenski's and Lou Lombardo's 2-year terms have expired.
 - b. To keep the board at an odd number, 2 Positions or 4 Positions are needed.
 - c. VP Lewis asks the attending POA members if anyone is interested in running for the board.
 - i. Ginny Brennan, Josh Karausky, Kevin Duddy, Lou Lombardo, and Ellen Geis all state they are willing to be on the board.
 - ii. Ellen decides to stay as an alternate. The board will be increased to seven, with the additions of Lou, Ginny, Josh, and Kevin.
 - iii. No vote is necessary
9. Open Question Forum
- a. Question about intense blasting sounds heard (One time occurrence). No answers were ever found.
10. Reorganization Meeting Date
- a. Late June Intended Date. The date will be decided ASAP.

11. Pizza Invitation
12. Adjournment
 - a. Motioned by Lombardo
 - b. Seconded by Weiss.
 - c. The Meeting was adjourned at 12:17.

Respectfully Submitted,
Ryan Neenan
Secretary