



Board Meeting Minutes

7:00 PM 2/11/2025

Lewis 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 (Virtual)
Members – Kevin Duddy, Ginny Brennan
Arc Committee – Rebecca Rivera

Not Present:

Alternate – Bob Geis

Non Board Present:

1. Called to Order at 7:10p.m. by Lou Lombardo
2. Prior Meeting minutes from 10/17/2024 were approved by board via email on 10/21/2024 and posted on the website.
3. Old Business
 - a. Snow plowing – a 3 year contract was finally signed by Catmando.
 - b. Lot 14 Overdue Building Permit Letter draft was shared by Ryan Neenan and discussed the late fee being charged. Ryan will update the letter, email it to the board for approval and then mail it out to the landowners.
 - c. 102 BHW ATV and Garbage Complaints Update – the owners replied to the letter emailed to them regarding both issues. Ryan Neenan will send a reply in regards to Garbage can issue, with options for the owner. The owners satisfactorily addressed the concerns of the ATVs.
 - d. New Recreational Vehicle Rule – was published on the website by Ryan Neenan.
 - e. Newsletter update – Mary-Ann Lewis will draft the first issue, to be approved by the board and sent out via email. Issues will either be sent bi-annually or quarterly. Residents will be asked to contribute to each issue.
4. Committee Reports
 - a. ARC (Rivera) – no updates to report. Rebecca was asked by Mary-Ann Lewis to report any new construction permits at each meeting and she agreed.
 - b. Finance (Weiss)
 - i. As of 2/11/2025:
 - ii. Operating Account - \$149,840.04
 - iii. Social Comm Acct. - \$389.72
 - iv. Money Market - \$25,376.00
 - c. Social (Lewis)
 - i. The Winter Dinner had low participation but all had fun who attended. Cora's did an outstanding job and the food was delicious.

- d. Public Works Committee (Duddy)
 - i. The three Seasonal Weight Load Restriction signs (beginning Feb. 15 and ending April 15) will be put up by Kevin Duddy this week. Current houses under construction will be grandfathered in. The ARC document states this restriction.
 - ii. The committee recommends a separate RFB for the Basin Detention Areas Report. Keystone Consulting will be contacted by Kevin to create a proposal and the committee will present it to the Board.
 - iii. The Committee recommends to include maintaining the access paths to the detention ponds as part of the entrance and shoulder mowing. This will go out with the bids this year.
 - iv. See attached PWC Report for further topics that were reported out by Kevin.
5. New Business
 - a) Annual Meeting – Mary-Ann Lewis will contact the Forest Fire House to see if their room is available for Saturday, June 7, 2025. Mary-Ann will create and send a letter to all landowners regarding the Annual Meeting, to be mailed soon. It will also go out via email.
 - b) Spongy Moth Spraying – it was brought to the board’s attention that the state was offering discounts for Spongy Moth Spraying. Mary-Ann Lewis recommended we not move forward this year on spraying as it is too late to hire a company, and the board was not interested in doing it last year. Each year there should be less and less activity.
6. Next Meeting – TBD in May. Ryan will email the board possible dates as we get closer to May.
7. Adjournment. – Meeting was adjourned at 8:47p.m. by Lou Lombardo and seconded by Mary-Ann Lewis.

Respectfully Submitted,
Mary-Ann Lewis
BHW Board Secretary