

POA March 22, 2016 Minutes

Board in attendance: Ann Blakely, Martin Bryant, Christine Hilliard, Lib Kelly, Leo Morin, Steve Palangi

Board not in attendance: Jonathan Bolding, Jeff Stallings

Public in attendance: Art Harmon representing Comfort First, Wanda Morin,

The board met on Tuesday instead of Monday due to a calendar conflict. Christine opened the meeting at 7:04PM and welcomed Art Harmon.

Leo read the January 2016 Annual Meeting minutes. He will correct the proper name of Comfort First. With that correction in mind, Christine made a motion to accept the minutes with Ann seconding. Unanimous vote. He then read the January Board Meeting minutes, Ann made a motion to accept with Steve seconding. Vote unanimous.

Christine invited Art to speak to the board about the plans for Comfort First on Lark Lane. Discussion followed regarding Lark Lane, Route 1 planned changes and the board's intention to have the state take over the road after upgrades are complete. Mr. Harmon stated that Comfort First intends to be a good neighbor and that they plan to pay their "fair share" of the upgrades. Comfort First will be constructing new ditches in compliance with code with their construction. Discussion regarding the Dobie property and road work on Route 1. Someone from the board needs to contact Dobie after we have new quotes. Discussion regarding the reopening of 15-501 entrance. Comfort First would like this option. The Board is grateful to Mr. Harmon for his attendance and information. Comfort First also offered the Board an invitation to the community to participate in a "Preferred Corporate Client" relationship.

Roads: Martin volunteered to head up the Road Committee now that Bill has left the board. He will ask Jeff to assist him.

Social: Nothing in the work at present. Sue Poor will assist Christine with Social.

Financial: Lib suggests some type of fundraiser to help with expenditures for Lark Lane upgrade. When our CD matures, either not renew or renew for a short period of time so that we have the money available.

Balance on hand:	\$26,355.68
Total deposits:	\$5,925.00
Total checks:	\$812.87
Balance checking:	\$31,467.81
Savings:	\$12,782.20
Total cash:	\$44,250.01

Architecture: Steve has taken on this committee. The Neal property is still awaiting painting, with pine bloom in session, a delay is anticipated. Nothing else to report at this time.

Dues: Leo reported we have a 64% response at this time (111 of 174 property owners). Emails will be made before the third letter goes out, if necessary, as has been done in the past.

The next meeting will be on Monday, May 16th at 7:00PM.

As there was no further business, Ann made a motion to close the meeting, seconded by Martin.

Leo Morin, secretary.