

Summary Notes Board of Directors Meeting – May 28, 2016

Superintendent's Update

1. At the end of last season, the drop in temperature during the last week of the season caused micro fractures in numerous outdoor cottage feeder pipes. While it may have been a one time freaky occurrence, we need to monitor this and minimize potential damage. If October temperatures are below normal levels we may ultimately require a rethink of the closing date.
2. We are going to temporarily delay some of the more intensive road upgrade projects while we work through other Park projects that are stretching resources. Road patching will be done on schedule and we are in consultation with Peckman Materials regarding the time frame to seal the roadwork done on the second level.
3. We are still searching for the right water telemetry upgrade. As we noted previously, the automated water monitoring system is broken. While we found a tailored \$6k package, we are also exploring a more economical off the shelf solution. John Roll is serving as our consultant.
4. Two tennis courts are open but the recent sewer issues required immediate attention and delayed the repair of the tennis wall. Nathan expects to have the wall work finished by the end of June and the remaining two courts opened on the same time line.

Decker Lot by the Water Falls, across from the Gatehouse

Wade Speir, in a personal and non-board member capacity, is leading up an effort by cottagers to raise funds to purchase the land by the waterfalls with the intention of donating the land back to Twilight Cottagers and maintaining it as undeveloped land. For anyone interested in participating in this effort, please contact Wade at wade@speir.com or Joanne Ainsworth at jainsworth@optonline.net. If Cottagers have any concern regarding this "buildable lot" potentially being designated as "forever wild," please contact the Board.

Website

The Twilight website has been hacked. We are making every effort to work through this and appreciate your patience. We have upgraded the vendor services contract and we are migrating to a new version of Word Press. These changes are intended to provide better protection against malware.

Finance

Increase in maintenance expense mostly due to Ash Trees is partially offset by increased logging revenue and more robust pre season rental activity. In general, we are tracking close to budget expectations for the first half of the year. However, sewage costs will likely stretch the budget for the remainder of the year.

Cell Tower

The Cottager cell tower discussion was scheduled for the following day, May 29 with a follow up meeting to be held during the July 4th weekend. The Board will distribute the Committee negotiated draft lease to cottagers and we request that you review promptly and feed any comments back into the Board. We have a tentative timeline for a cottager vote process with launch the last week of June and conclusion the third week in July.

Sewer

As noted previously, the Department of Environmental Conservation ("DEC") received an anonymous complaint regarding our sewage system. The DEC made a preliminary visual review of our system and noted that one of the two pits they reviewed (we have 8 pits) had visible signs of a prior overflow. As of the date of the Board meeting, we were waiting for comments back and official guidance from the DEC. However, they indicated to the Board President we would receive a Notification of Violation related to our spill and there is a high likelihood that we will have to replace our septic system in the not too distant future. After we receive the notice we will need to respond with action steps to reduce the likelihood of another overflow and demonstrate in short order that we are in the process of planning for a new system. We have proactively begun to take preventative steps, including review and replacing a few of the more worn pipes that feed into the pits. The DEC officer acknowledged that our SPDES permit is up to date.

We are committed to good sanitation. We are consulting with the engineering firm Delaware Engineering and they are currently reviewing our system as well as working with us on a plan to reduce the likelihood of future spillage.

We have a lot of work to do on this project before we land on a comprehensive course of action. We have put together a committee of cottagers and they will be working with Nathan and the Engineer to navigate this project. We will review septic alternatives, process improvements for our existing system, and finance options while we hit this issue head on. While it is too early to determine exactly what our course of action will be, a preliminary estimate from the engineer is that the cost of a new septic system could be in the neighborhood of \$2 million.