

## Summary Notes – Board of Directors Meeting – September 3, 2016

### Superintendent Update

1. The Board deferred paving in 2016 and instead Nathan focused on necessary road patching. We expect to resume road paving in 2017 with Pebble Rock Hill being the primary focus. We are meeting with a road contractor in October to discuss technology that can improve the roadbed foundation, which should lead to longer road life.
2. As discussed in an earlier note, the pool walls are discoloring. While the pool is clean, the discoloration makes it look like it isn't. There are two options to restore the former luster, either apply new marcite or have a professional do an acid rinse of the wall in the spring. The acid rinse is less expensive and our preferred course of action.
3. The flagstones around the pool need leveling and the concrete ledge that runs along the perimeter of the pool needs repair. These projects will be done during the offseason.
4. The hydrant project is continuing. One or two hydrants will be added during the offseason by extending the fire line piping along Hayward road to the "New" Dayton cottage and up the second level road to the Dhar cottage.
5. A portion of the tennis wall adjacent to the road was partially upgraded and repaired this spring. That work will be completed this fall. The remaining section of the wall is in reasonable shape but will be monitored for potential upgrade in 2018.

### Sanitation

Our engineer (Delaware Engineering) will be in the Park on September 7 to review potential sites for a subsurface septic system. We need 3 functioning fields, each about 100' by 300' if we are going to solve the entire Park needs in one overall system. We are doing some work to determine if we can reduce the capacity sizing by carefully documenting usage, and exploring potential alternatives to limit system surges during peak periods. As of now, the DEC has directed us to solve for capacity of 30,000 gallons a day. In reality, we hardly ever generate more than 18k – 20k gallons except during a couple weekends in July. If we can reduce the capacity specs, we can reduce the size of the fields.

We are also having a portion of the Sanitation Committee work with our engineer and lawyer to explore some individualized solutions for a portion of the Park so that the group system capacity can be downsized. In the end, it will partially be a cost benefit exercise.

We are looking at several potential locations for sub surface fields; adjacent to our front gate, the upper golf course, the lower golf course, our back 49 acres, the wood storage area near the second level gate, and Indian Trail where the water tank used to be. While the 3 fields don't need to be next to each other, doing so saves on piping and transport. Each of the sites has problems, either in limited usable space,

proximity to our primary well or soil suitability. We may explore acquiring a small amount of adjacent property if it cost effectively enhances our ability to implement a subsurface system. All sites are being tested for soil percolation rates.

Kaaterskill Associates will be in the Park post Labor Day to begin the topographic survey of all our land adjacent to our roads, including detail of structures, so that a logical piping plan can be created. This survey is necessary information for any sanitation solution that we eventually land on.

#### Cell Tower

Working with a sub group of the tower committee, we are making progress with the lease contract. Centerline has agreed to a Performance Bond that should ensure proper Tower removal at the appropriate time in the future. Initially Centerline would only agree to the Bond if required by the Town of Hunter. However, the Bond will now be in place no matter what the Town of Hunter concludes. We have also incorporated language clarifications, hours of access limitations, and are working to define more precisely the access point into the Park.

#### Finance

We are pacing on budget for 2106 with the caveat that the Sanitation project was not budgeted and its parameters are not fully known at this point in time. Most of the spending for sanitation will be a capital expense for a new system and not be a charge against our operating budget. However, we did incur and will continue to have expense to improve and extend the life of the existing system and that does impact the operating budget. Sanitation expense of \$10k - \$15k (existing system fixes - estimate), and unbudgeted ash tree removal of \$45k are offset with unbudgeted logging revenues of \$22k, net home sale and rental fees approximately \$10k ahead of budget (two home sales plus vibrant rental market), and reduced paving expense of \$25k.

Malcolm Handte, Treasurer, has served the Park in that role for 3 years. He will be transitioning his responsibilities to Elizabeth Tallmadge during the remainder of this year. Malcolm will continue to serve on the Board. Please join us in thanking Malcolm for his excellent stewardship of our finances during these past 3 years and welcome and thank Elizabeth for volunteering to step into the critical role of Treasurer.

#### Liaison Responsibility

The natural turnover of the Board that occurred in August necessitated a reconfiguration of several of the Board Liaison assignments.

Jane Keiffer – Buildings and Grounds

Patty Pedersen – Tennis

Jeannette Price – Camp

Jacquie Elder - Membership

### Haines Falls Auto

HFA has submitted the required Site Plan to the Planning Board for public comment. The Site Plan includes changes that HFA has already made to its property (internal roads) as well as proposed structures that are to be added for processing Construction and Demolition materials ("C&D"). The Site Plan appears deficient in satisfying the Department of Transportation ("DOT") traffic analysis requirement and it is our engineer's belief, that the Site Plan lacks necessary detail and description of what activity is being performed within the site. The Public hearing is scheduled for September 6.

Upon approval of a viable and descriptive site plan, HFA's application for Junk Yard and Scrap metal licensing renewal may be referred by the Planning Board to the Town Board for approval. Twilight Park is supportive of license renewal, but we believe that the activities and safety procedures for handling and separating toxic liquids should be well documented in the Site Plan. There should be little room for ambiguity. We also believe, as required by the DOT, traffic flow in and out of HFA, are carefully planned and documented.

HFA's Site Plan includes contemplated expansion into C&D processing. That is a multistep application process and requires coordination between the Planning Board, the Department of Environmental Conservation ("DEC") and the Town Board. Step 1 is the Site Plan which was discussed above. Step 2 is the Planning Board initiates a State Environmental Quality Review ("SEQR") to study the environmental impact of C&D as well as the other changes that HFA made to its internal site during the past couple of years (roadways and structures). The SEQR process will take about 2 months. We expect the SEQR will conclude with a Positive Declaration, meaning entry into C&D and perhaps other changes made, have the potential to have a material environmental impact. The threshold for a Positive Declaration is purposely set very low. The Town recently passed laws to prohibit expansion into C&D because of concern over environmental impact. If a Positive Declaration is issued, HFA would need to perform the necessary analysis to create a comprehensive Environmental Impact Statement which includes ongoing monitoring steps and potential modification of plans if necessary.

Once completed, the Planning Board would refer the HFA application to the DEC. If DEC approves the application, it will be referred back to the Town Board. This step is necessary because even though the DEC can approve a C&D license for HFA, the Town of Hunter recently passed a law prohibiting new C&D licenses from being issued. If the application gets DEC approval, HFA's recourse will be to attempt to overturn the Town law or petition for an exception. HFA has threatened to sue the Town and overturn the laws.

Twilight Park is not supportive of HFA's contemplated expansion into C&D. It involves further physical expansion of HFA, and would allow handling of new and potentially hazardous materials. The recently passed laws prohibit the expansion of

junk yards and scrap metal operations and explicitly prohibit expansion into C&D. None of these laws were passed arbitrarily or without considerable amount of public input and debate. HFA's expansion into C&D would not be good for the Town or for Twilight.

Decker Buildable Lot (near the falls)

The details need to be worked out, however, the Board is conceptually supportive of cottagers using their own money to purchase the land and then donating that land back to the Park with stipulation that no future residential construction be permitted at that location. The capital raise will be open to all cottagers wishing to participate.