

Notes from the August 30, 2014 Twilight Board of Directors meeting;

Superintendent Update

1. The Engineer has filed our plans for the child pool filtration system with the Department of Health. As you know, we intend to separate the adult and child pool filtration systems. If we are successful in having our plans approved prior to the end of September, there is a very good chance that the project can be completed prior to the pool opening in 2015. However, if the approval timing slips there is risk to that schedule. The Board and Nathan are focused on this issue. Once plans are approved, the Contractor and the Park staff will commence work. This will include cutting open the child pool to facilitate filtration, running piping to the pump house as well as pump house plumbing. We may also take the opportunity to replace a portion of the first level water pipe once the ground is opened up.
2. We are going to accelerate road repair with a goal of repairing about 20% of the roads each year. We have budgeted up to \$35k in road repair funds for the balance of 2014. The most immediate project is to repave the road from the stretch that includes the second level gate to the Lemann cottage.
3. Phase 2 of the Twilight Forest logging project will commence mid October and be completed prior to the Park opening in May 2015. The cut zone will cover 60 acres. Approximately 20% - 25% of the larger trees in the zone will be removed. Park revenue for logging is estimated at \$30k. We will receive 50% of this revenue in 2014 and the remaining 50% when completed in May 2015.
4. We are waiting for the mixing tank for the water system to be delivered. The tank is the last step in our multi-year water system upgrade. Once delivered, we will be able to lower the amount of chlorine in our water by approximately 50%. This 3-year project has significantly enhanced our water quality. In a subsequent post we will provide significant detail on our water system and the improvements that have been made.
5. We are benefiting from cottager posts to the Email site (twilightparkboard@gmail.com). Cottagers have helped us identify areas for improvement, including signage, the golf course and the small dog run. Please use this site for communication with the Board.
6. Gate House staffing remains a challenge. Nathan is working diligently to identify a more permanent full time employee(s) for next year.
7. An insurance inspection has identified some non-structural repairs that need to be made to the lower reservoir wall. We are retaining an engineer to facilitate the repair work.
8. The fire pit on the golf course is now complete. We will maintain the second campfire site for the upcoming season in order to ascertain usage patterns.

Finance update With the inclusion of 50% of the expected \$30k of logging revenue in this calendar year, we should have operating income of about \$30k - \$35k before accelerated road repair and additional potential revenues from cottage sales. The

Park is in good financial condition and should end 2014 with about \$1.2mm in total cash between the Operating, Capital and Fire Reserve accounts.

The Board is tentatively targeting an Audit of our accounts for the calendar year ended 2014. While not a necessity, we believe an audit is a prudent control step and makes sense to schedule periodically.

Elizabeth Tallmadge is stepping down as Finance Chair after 3 highly effective years. Fortunately she will remain on the committee. Under her leadership, the Finance Committee developed a 10-year plan, was responsible for the evaluation of assessment levels and also streamlined Twilight's accounts. Elizabeth took a previously dormant committee and made it relevant through her leadership and strong recruitment. Dan Marcus, an existing member of the Finance Committee, will be the new Chair.

Insurance Wade Speir is leading a detailed review of our Park insurance policies. Wade will enlist the help of several cottagers in this review. Our objective is to have the review completed no later than January 2015.

Tennis 2014 was a good year for Twilight Tennis. Than Ferris has been an excellent pro and we are fortunate that he will be returning next year. Dan Marcus has provided superior leadership as Tennis Chair and we thank him for his service. Britt Fisher will now assume Chair responsibilities. As noted above, Dan will move to Finance Chair but will likely also remain a member of the Tennis Committee.

The tennis house needs new outdoor furniture. Joe Butt will work with Britt Fisher to make the necessary replacements. Nathan and his crew will work on the stone wall that is currently pushing from the road onto the chain linked fence.

Pool We are fortunate to have an excellent lifeguard staff led by Sandy Knapp. We are optimistic that she will return next year. Thank you to Kathy and Bob Hersey for their amazing leadership. The pool looked great and it was nice and warm.

We are going to make repairs to the Pool house. The bathroom floors may need to be replaced. The bathroom and main room walls need painting and the showers need caulking. We need to maintain the pool house in good order and the Board will work with the Herseys to allocate the capital necessary to tackle the projects.

Haines Falls Committee The Board believes we need to monitor potential threats to our water supply. The Board, with guidance from the Committee is evaluating several options including water testing, retention of an Engineer as well as enlisting the advice and guidance of New York's Rural Water Association. The objective is not to be confrontational but instead be focused on making sure our water is not endangered in any way. We will look for help evaluating the effectiveness of HFA's Storm Water Protection Plan.

Safety Jane Keiffer with assistance from several cottagers is working on an evaluation of Twilight's safety protections. Jane is scheduled to deliver a set of recommendations to the Board in time for our October 2014 Board meeting. Jane is looking into such things as enhanced gate protection, cameras, Twilight auto stickers and the more secure placement of Cottager spare keys. While we have been fortunate not to be plagued with serious security issues, we want to make sure we are on top of this issue.

Dogs Cottagers are reminded to keep their dog on leash when walking or running through the Park. Dogs are permitted off leash at the golf course and the small dog run. However, please remember to always pick up after your dog.

Cell Tower Joe Butt and Susan Dunn will continue to work to define the opportunities and pitfalls of an AT&T contract. They will also be working on a FAQ fact sheet for cottagers. The Board will monitor future impact of the Verizon proposed tower on Twilight telephonic and data reception. That tower, if approved, should be operational by early spring of 2015. As promised prior, we will keep cottagers fully informed.

Recognition Dianne Butt has volunteered to contact cottagers and record what you have all been doing for the Park. We are fortunate to have a strong and deep track record of volunteerism at Twilight. Unfortunately, we aren't always good at tracking your contributions and thanking you for them. As part of an overall attempt to retain our history we want to keep better records of service. Please help Dianne in this important project. Be sure to also let her know if you have any future area of service interest.

Real Estate Casey Barrett has agreed to Chair the Real Estate Committee. Susan Dunn will be the Board Liaison. The Committee will work closely with the Park's Marketing Representative, Joanne Ainsworth in all real estate related matters. The Board has asked Casey to focus on several immediate areas; a refresh of the feasibility of 4th level development; review of rental usage fees; evaluation of potential Twilight land acquisitions; and to help Joanne Ainsworth evaluate opportunities to increase our cottage buyer pool.

Green Book The Board is working on edits and updates to the Green Book. Our focus is on how things actually work and clarification as opposed to creating a host of new rules. Our goal is to have this project completed in time for the 2015 Annual meeting.