

Summary Notes August 1, 2015  
Annual Cottager's Meeting and Board Meeting

**Finance**

Cottagers were presented with the 2016 budget. The total assessment is increasing by 4.2%, which is \$20,000 or \$220 per cottage. In addition to the assessment increase, the structure of the 2016 assessment will be adjusted. The capital assessment portion is declining by \$250 per cottage or by \$22,750 and the operating assessment is increasing by the same amount. As a result of these changes, operating assessment revenue in 2016 will increase by \$42,750 and our capital assessment will decline by \$22,750. We are making these adjustments for two primary reasons. We are forecasting an operating deficit in 2015 of \$31,000 and that is with the benefit of some logging revenue in 2015 which will not be replicated in 2016. Further, we are forecasting a capital surplus in 2015 of \$16,000 with the expectation that we are unlikely to spend the full capital assessment in 2016 if the capital assessment remains at its original level of about \$91k. The assessment increase and modification will be effective with the first payment in 2016.

The Park is in good financial shape. We are forecasting our 2015-year end cash balances at \$164,000 in the operating account and \$172,000 in the capital account.

**Board Objectives for the Next 12 Months**

1. Upgrading Twilight's Web Site is a priority. We have a committee that will be augmented by Twilight's tech savvy members and potentially with an outside consultant. The web site is important for how Twilight communicates internally as well as how we present ourselves to the outside world. It can be a tool for marketing Twilight. There will continue to be a division between publically available information and members' only access.
2. Review of how we attract new families to Twilight. The review will be a joint venture of our Real Estate and Membership committees. We may look into organizing member guest weekends and we will link this initiative with the web site review. Marketing Twilight will be a critical element of this work.
3. We want to take a fresh look at our Club House. What should be upgraded in an economically efficient manner? We will review electric, ventilation, heating, sound, lighting and ambience. The objective is to have the club house be an even better asset than it is and increase its usage. A new committee was assigned to this project with the objective of reporting back to Cottagers at next year's annual meeting.
4. Twilight Park is blessed with multi generational families as well as with some relatively new families. We will be working with the Activities committee and the Nominating committee to ensure that we are integrating Twilight's next leadership generation into Park committees and into leadership positions. That integration and cross learning between generations is critical for our continued evolvement. We want to maintain what makes Twilight special while continuing to evaluate the Park with fresh eyes.

### **Priority Issues for 2015 and 2016**

1. There have been and will continue to be important Town issues that Twilight must be diligent to participate in including the revision of the Junk Yard Law, finalizing and implementation of a Site Plan Law and the continued progress of the Scenic byway. Twilight has retained a lawyer to make sure we are represented with regards to the two proposed new laws. We are also fortunate to have Jane Keiffer and Bob Sheridan represent us with the byway committee. Cottagers are encouraged to attend scheduled Town meetings. We have posted a draft of the proposed Junk Yard law on our website for review. The proposal is an improvement over the existing law and has stricter licensing and enforcement as well as limitation on Junk Yard expansion. If you support the new law please express your support directly to the Town Board.
2. The Ash Borer is a serious issue for Twilight. We marked 425 Ash Trees on Cottager and Park lands. 115 of the trees have been marked with a red X indicating heavy infestation and likely need of removal. The remaining trees were marked with pink (180) and blue ribbons (130). The ribbon trees have no noticeable indication of ash borer infestation but that does not guarantee that they aren't infected. The ribbon trees are potential candidates for tree treatment. However, it may be more economical over the long run to take trees down. Over the next several months we will have tree experts in to bid for tree removal and discuss tree treatment options. Once we have a better sense of cost and options, we will outline a course of action. See Cautionary Note below.
3. We are in the process of gathering information regarding a potential cell tower at Twilight. We expect to update the Cell Status paper during the next several weeks. Subsequent to that update being distributed, the Board will survey cottagers for input on this topic.

### **2015 Owl Award**

Mary Douglass was presented with the Owl Award for her long-standing, dedicated and valuable service to the Park as the Assistant Treasurer. Mary has "kept the ship going" with her focus and attention to detail. Her competence and dedication has been and continues to be a great service to the Park and the Board.

### **Board Officers**

The Board held its election of officers subsequent to the Annual Meeting. There were no changes made to the officer group.

President – Alex Sade

Vice President – Jane Keiffer

Treasurer – Malcolm Handte

Assistant Treasurer – Mary Douglass

Secretary – Rick Manix

### **Cautionary Note**

**A couple of things are important to point out. It is highly likely that the tree markers missed some Ash Trees when marking. Do not substitute the tree markings for your common sense and observations. Tree marking is a tool but by no means is it fool proof. If you see an unmarked ash tree on your property make note of that when it comes time to take action.**

**Additionally, while the pink ribbon trees represent potentially treatable trees that the tree markers believe are in safety risk areas (if they fall will be a danger to property, roads or electrical lines) and the blue ribbon trees are in the same health but not deemed a safety risk, do not rely on that designation. You are responsible to review the trees on your property. If you have concerns that a blue ribbon tree does represent a safety risk, regard it as so. The ribbon color is a tool but it is not fool proof by any measure.**