

Notes from the August 2, 2014 Twilight Board of Directors meeting:

The Board elected its officers:

President – Alex Sade

Vice President – Jane Keiffer

Treasurer – Malcolm Handte

Secretary – Rick Manix

Assistant Treasurer - Mary Douglass

The Board expressed thanks to Allan Lans for his years of dedicated leadership and service to the Park.

The Board noted how fortunate Twilight Park is to have Nathan Hommel as our Superintendent.

Topics Discussed:

Water and Sanitation The Board has asked Bob Hersey to work closely with Nathan to document Twilight's existing water and sanitation system in a way that is understandable to Twilight Cottagers. Malcolm Handte will lend any necessary Board assistance for the project. We will also document all private wells and septic in Twilight Park.

Buildings and Grounds The Park is in good shape. Committee will work closely with Nathan and the Board to prioritize projects and investigate potential payroll and scheduling software packages that may create efficiencies. Develop process to help Nathan sort through one-off Cottager work requests.

Safety The Board has asked Jane Keiffer to create a small committee on Park safety. While not an issue today, the Board would like more information on what technology is available to augment our existing systems.

Communication The Board agreed that it should look for ways to augment cottager communication. While this will be an ongoing process the Board agreed to post board meeting summaries after each board meeting, of which this is the first. Further we will endeavor to post President's updates more frequently in the Owl and on the Twilight Park website. We are also looking to create an email address where Cottagers can post questions and concerns to the Board. The exact format is being worked out.

Finance The Board agreed that it should augment financial review with a more direct tie in to committee / project budgets. The objective is a more rigorous ongoing review of revenues and expenses. The Treasurer will have primary responsibility and be supported by the Finance Committee and the various committee liaisons. The Finance Committee will also have a direct line into the Board President.

Insurance The Board recognized the outstanding job that Wade Speir and a few other Cottagers have done on behalf of Park insurance. With our recent move into a higher rate category for Workers' Compensation, the Board asked Wade to consider potentially hiring an outside insurance consultant. Wade will consult with several Twilight Cottagers that have insurance experience and report back to the Board with an action plan.

Community Relations Twilight should be connected to the broader mountain top community. A.Sade will reach out to Allan Lans and other knowledgeable Twilight Cottagers for advice on how best to continue and augment the progress achieved to date.

Cell Tower Discussion After statements of their views and areas of concern with respect to the site of a Cell Tower in the neighborhood of Twilight Park, the Board of Directors concluded that additional specific information is needed. Joe Butt and Susan Dunn were appointed to meet with David Wilson from the Cell Tower Committee to clarify points, obtain information on AT&T alternative site plans, explore action options, and report to the Board at its August 30, 2014 meeting. The Board favors deferring any decision on a potential Cell Tower until it is clear what effect the Tannersville Town Hall Tower will have on cell phone reception in Twilight Park. The Board is committed to clear and frequent communication with Cottagers on this subject.

Haines Falls Auto The Board agreed to ask Peter Bennett to keep his committee active. The most pressing issue is whether Twilight should hire its own engineer to monitor the situation. While the Board agrees that we want Haines Falls Auto to be successful, we also believe it is important to safeguard Twilight's interests.

Board Liaisons The Board Liaison (always a Board Member) is a critical element to ensure that all Committees of The Board as well as several non-board committees have direct access and communication with the Board and the Board has direct knowledge and feedback from each of its committees. The Board Liaison is not the Committee Chair and does not run the Committee. The Chair and the Liaison, where applicable, will be responsible for recommending committee budgets to the Board and monitoring budget progress.

At the meeting, several of the board liaison positions were rotated and a few added.

*Tennis - Chair Dan Marcus, Liaison Joe Butt

*Pool - Chair Kathy Hersey, Liaison Ariana Tadler

*Camp - Chair Sarah Post, Liaison Wade Speir

Buildings and Grounds - Chairs Jimmy Douglass and Sue Fisher, Liaison John Fisher

Activities - Chair Annie Braunstein, Liaison Jacquie Elder

Finance – Chair Elizabeth Tallmadge, Liaison Malcolm Handte

Insurance – Chair and Liaison – Wade Speir

Membership – Chair and Liaison – Jacquie Elder

Water and Sanitation – Chair Bob Hersey – Special Project Liaison Malcolm Handte

Real Estate – Open

Design and Review – Chair Joe Keiffer, Liaison Jane Keiffer

Activities Committee After completing 4 years of exemplary service, Melina Fisher is retiring as Activities Chair. Annie Braunstein will step into the role of Activities Chair. Both Annie and Melina were present for portions of the Board meeting. Annie, with Melina's assistance in transition, will work with each of the subcommittee chairs to discuss budgets and "wish lists" as well as gauge assistance needed. One of Annie's first tasks will be to find a replacement for the Club House Chair. Eleanor Alter is stepping down after several years of dedicated service (Thank you Eleanor!). Annie has a candidate in mind. Finally, Annie and the Board discussed creating a new position, Social Director of fun adult activities. Objective would be to potentially add 1 or 2 cool summer events for those of age.

*Board liaisons were appointed for Tennis, Pool and Camp. The Board recognizes the close ties and benefit of coordination of these functions with Activities. However, the Board also wanted to insure direct board connection to these high profile Twilight communities.