

Summary Notes from the 10/11/2014 Twilight Board of Directors meeting:

Superintendent Update

1. The lower reservoir repair work mandated during our insurance review, concrete reinforcement of the retaining wall and repair of the top of the dam, has commenced and should be completed within the next 2 weeks. Nathan and his team have done the work in house without outside support, including the concrete pour of a 14ft wall. If the work had been contracted to a third party, the estimated cost would have been about \$25k. Nathan and his team expect that our actual cost will be \$10k, representing \$15k savings.
2. Road paving will commence again in Spring 2015. The next stretch of roadway that will be upgraded is from the top of Pebble Hill road to the Lemann cottage. We will also seal the section of road from the top of Thank You Ma'am to the MacGahan cottage on the first level. Total cost for road repair and upgrade in 2015, including patching, is budgeted at \$50k. We will provide reminder notices to cottagers for the roadwork during the winter and the spring seasons. Nathan will open the upper gate to provide alternate access, when necessary, during road paving.
3. The 2015 paving will use a technology called Motor Paving. The surface will be tar and cut stone and should be more flexible and durable than our typical black top. There is also some cost savings.
4. We are waiting for State approval for the child pool filtration project. There is a fair amount of filing plans and waiting in this project and we are in the middle of that. We remain optimistic that we can have this project completed before the start of the 2015 swim season.
5. The main room of the pool house has been painted. We may also do some minor floor repair.
6. Nathan and his crew will be fixing the tennis court wall that runs along the first level road. He expects that the project will be completed in the next several weeks.
7. Nathan will be replacing water lines to cottages with more durable product. He expects to complete this project in stages with annual cost at about \$1k.
8. Nathan will be adding additional signage on the Twilight border to reflect boundaries and designate areas of safety concern.
9. Nathan intends to purchase an additional garbage bin for behind the clubhouse as the existing bins are insufficient for the loads placed in them. This should reduce garbage that cottagers are taking to the Garage.
10. The Board has given Nathan approval to make repairs to his home including a new Boiler and heating system, new wall treatment and electric wire upgrade. The project will be completed, as time permits, during the next two years at a total cost of \$25k - \$30k.

Pool and Pool House

1. The Bathrooms have taken a beating over the years and need general upgrade. We are going to tackle the ladies room first and will probably hire a contractor for the work. We expect to replace the existing sinks and toilets

- with commercial quality fixtures that can better handle heavy usage. The flooring will be replaced, as will all non-mold resistant fixtures and surfaces. We expect to have the ladies' room work completed in time for the 2015 season. The men's room will be targeted for 2016.
2. We are reviewing upgrades to the living quarters in the Pool House. This will include an upgraded kitchen and laundry system. A time frame has not yet been set, but 2016 is a realistic expectation.
 3. We will be fixing a solar panel leak.
 4. The Board would like to remind everyone that while the pool apartment is in use, as it was this past summer and is expected to be next summer, it should be viewed as private property. Cottagers, Park and Camp employees and volunteers are not permitted to enter the residence without the express permission of the resident. In the case of this past season and next, that resident is Life Guard Sandy Knapp.
 5. Kathy Hersey, Ariana Tadler, Sarah Post and Wade Speir will review the Camp pool schedule during this offseason in order to establish appropriate usage periods. Once approved that schedule will be posted and publicized to ensure adequate notice to all.

Town of Hunter / Mountain Top

Elda Martocci joined the Board meeting to discuss several ongoing situations that have impact on Twilight.

1. As most of you are aware, there is an October 21 Town of Hunter Board meeting to discuss the proposed 9 month moratorium on new development projects. There appears to be general consensus that the Town should formulate development guidelines and potentially implement zoning. The Town recently received a State grant for a land usage study and those funds will be used during the proposed 9 month "cooling off" period. The Twilight Board will send the Town Supervisor a letter of support for the Moratorium, in advance of the October meeting.
2. Governor Cuomo has allocated funds for the development of a scenic byway, a 41-mile stretch that runs along routes 23a and 214. This project should be good for Haines Falls, Tannersville and Hunter, bringing in much needed tourism income. It will involve increased bus usage and potentially trains. There is general agreement that Twilight should be informed and potentially active as these plans are more fully developed. Traffic flows, parking and access sites are all important topics. The Board, with Elda's assistance, will reach out to Town officials and seek to be more interactive in this project.
3. There are several properties outside our gates that have either changed hands recently or may do so in the near future. While we have no active plans to acquire additional real estate, we should be informed and understand nearby real estate transactions. The Board has asked Susan Dunn to spear-head a small committee to track outside real estate. Susan will work with our Real Estate Committee to gather and monitor real estate information.

Tennis

Britt Fisher, Tennis Chair, provided the Board with a general update on plans for 2015. Britt and Pro Than Ferris are working with the Onteora Tennis Pro to develop more inter Park tennis events. Britt also noted launching Friday night round robin tournaments as a way to increase tennis involvement.

Britt and his family are going to donate to Twilight, 12 outdoor wrought iron chairs and two tables from The Emerson to replace the existing tennis house outdoor furniture. The Park is going to purchase new chairs and bench seating for the deck as well as replacements for the Adirondack chairs, at a cost of about \$3,500 - \$4,000.

Britt recommended and the Board approved a new women's doubles tournament that will be named in honor of Olivia Mechlowitz.

Camp

The Board has authorized Sarah Post to file a certificate of incorporation with the Secretary of State of New York. The purpose will be to establish Twilight Camp as a non-profit wholly owned subsidiary of Twilight Cottagers. The Camp will have a Board of Directors. After conferring with legal counsel we believe this structure provides some potential protection for Twilight Cottagers while also setting in place a more lasting Camp management structure.

The Camp will also apply for tax-exempt status as part of the organizational change. However, there is no assurance that application will be successful.

Finance

There has been a decrease in the number of past due assessments since the Board elected to actively enforce late payment fees. However, there are still a few problematic delinquencies. The Board expects to implement further steps to encourage on-time payments at its next Board meeting in January. Those steps may include posting the names of seriously delinquent cottagers and actively revoking Park privileges. Cottagers should expect to hear more on this topic in January.

The Board has approved an increase to the activity fee applicable to summer rentals. The fee for July and August has been increased from \$250 per month to \$400 and is effective summer 2015.

Cell Tower

Susan Dunn and Joe Butt continue to work with Dave Wilson to define the opportunity as well as detail the issues. We are also monitoring the progress of the Tannersville Verizon Tower.

Haines Falls Auto ("HFA")

The HFA committee is working with the Rural Water Association and Nathan on a review of Twilights water system including possible impact from activity at Haines Falls Auto. We expect that Rural Water will complete their review in February

2015. Depending on the results of that study, Twilight may or may not hire an Engineer to assist in further monitoring. We will also work with our attorney Larry Gardner to monitor Town or Agency reviews of HFA. In addition to our interest in protecting our water, we are concerned about traffic dangers at the intersection of Sunset Road and Route 23a.

Anthony Coiro, Town of Hunter Councilmen

A Twilight Board member had a recent meeting with Mr. Coiro to discuss Hunter news as well as establish an ongoing connection point for the Park. Mr. Coiro was asked to help Twilight further integrate into the mountain top community. Several items highlighted below are worthy of mention.

1. Mr. Coiro said that the community generally regards Twilight positively, however not as positively as they do Elka Park. Elka aggregates cottager contributions into one pool and makes donations in the name of Elka Park. Twilight donations are given individually. Elka appears to be deriving more positive sentiment with their aggregation strategy. They are actively marketing their Park image. We noted that Twilight cottagers have been very active in the Library development and The Historical Society with direct participation at the Board level. Unfortunately, that individual service isn't being associated or connected back to Twilight.
2. Mr. Coiro would like to develop a ball field near the Tannersville Lake. He offered that if he could revive the plans and find some grant money it may be a good participatory project for Twilight.
3. Mr. Coiro believes there is strong support on the Town Board for a 9-month moratorium on development projects. He stressed that the moratorium is an important tool for the Mountain Top community to address issues regarding zoning, water and sanitation as well as stimulating economic development.
4. Mr. Coiro noted that Hunter and Tannersville have been working with Verizon for an extended period to enhance mountain top cell service. Mr. Coiro tried to have a site approved in Tannersville but was initially thwarted by Town members. He then brokered an alternative site in Sunset Park and negotiated a fee sharing arrangement between the Sunset landowner and the Town. However, as he was finalizing the negotiation with Verizon, the Town reversed course and decided to provide a tower site in Tannersville. Verizon preferred Tannersville over Sunset for coverage and the Town decided it wanted the entire revenue stream.
5. Mr. Coiro encouraged us to maintain an active dialogue and we plan to do so.

Other

The Board has instructed our Marketing Representative to share our Summary Board notes with prospective buyers as a way for them to be informed of Park plans and expected actions.

The Board requests all cottagers respond to Dianne Butt's survey on Twilight participation.

