Summary Notes – Board of Directors Meeting – July 2nd, 2016

Superintendent’s Update

1. Tennis wall work complete for now, remainder of the wall will be repaired in the fall. We may also do work improving court drainage, either this fall or next spring.
2. Final two courts will be opened during the holiday weekend. Given time constraints created by the sanitation project, court rock removal time was reduced this year. This may have some minor impact on the play on the two new courts.
3. The Marcite finishing on the pool is wearing off and also discoloring. This has visual impact and some people have asked if the pool is dirty. The pool is clean and we will refinish the pool in the offseason to restore its sparkle.
4. Major roadwork is being deferred until next spring. However, road patching is underway. We are also looking for ways to upgrade roads at lower cost. Peckman (road paver) is being scheduled to speak to the Board, and potentially cottagers, on alternative paving technologies.
5. Building for water tank is nearly complete.
6. Sanitation pits are being continuously monitored for performance. We may do some precautionary upgrades and repair to ensure continued fidelity. This may require temporary water shutoff while work is being performed. Cottagers will be notified in advance of any service disruption.
7. Nathan and a small cottager committee will discuss potential staff polo or tee shirts so that Twilight staff is easier to identify.

Ash and Hemlock Tree Treatment

Vern Rist gave a brief tree treatment update to cottagers. Mr. Rist is having success treating both ash and hemlock trees. There has been significant upgrade to Hemlock treatment in past 18 months with measureable success. Even trees that appeared to be past the point of salvage, have recovered after treatment.

Cottagers are urged to take action with infected or vulnerable trees. Treatment is available. However, if you are not going to treat your infected trees please have them removed. This is especially true of ash trees because they become brittle quickly and present a very near term health risk. If your neighbor has a tree that threatens your property, you need to urge them to take action.

As a reminder, if you have a pink ribbon ash tree on your property, you need to either treat the tree or remove it. Our forester determined that those trees pose the greatest threat in the Park. However, don’t let the markings be a substitute for your own observation and judgment. It’s quite possible that unmarked trees are also dangerous. We only marked the ash trees because they were deemed the more immediate risk. Unfortunately there are a significant amount of diseased hemlocks in the park that require attention.

Fire Safety

The Board passed a resolution effective for the 2017 season. The Marketing Representative will be required to check that each home for rental has a fire extinguisher, smoke and carbon monoxide detectors, prior to its listing for rental.

Survey

The Board will send out a cottager questionnaire during the offseason to gauge, on a broad basis, what cottagers may want changed or enhanced in the Park. A similar survey was done in the 1980s and we believe it makes sense to periodically have this type of formal feedback as this and future boards set priorities.

Finance

We are tracking to budget, however we are beginning to accumulate sanitation expense that was not budgeted. A portion of these expenditures hit our operating account particularly when they involve fixing up the existing system. The expenditures for a replacement system are likely to qualify for capital expense treatment.

There is a follow-up Finance Committee meeting scheduled for July 10th. At that meeting, the 2017 budget will be finalized for subsequent approval by the Board and ultimately, approval by cottagers at the Annual Meeting.

Fire Reserve Fund / Sanitation

At this point in time we are not certain what changes we will need to make to our sanitation system nor do we have an exact timeline. We are working with our engineer and lawyer(s) who in turn are in contact with the DEC. However, it is apparent that at some point, we will have to make substantial investment in a sanitation system.

The Board passed a resolution to formally put a resolution to cottagers at the Annual Meeting in August, giving authority to the Board to use up to $400k of the Fire Reserve Fund to partially finance the sanitation project. Cottager approval is required in order to use that fund for anything other than fire repair. The usage request is approximately 50% of the fund balance.