

**Moody Point Waterfront Association**  
**Board Meeting Minutes – March 22, 2016**  
**Location: *Phil Ginsburg's – 9 Osprey Lane***  
**Time: 7 PM**

**Present:**

Gordon Rehnborg	President
Mike Hickey	Vice President
Bill Cormier	Treasurer
Dan Kalagher	Secretary
David May	Board member
Phil Ginsburg	Board member
Ted Alex	True North Property Management

**Absent:**

Trish Simon	Board member
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**Others in Attendance:**

John Badger  
Russ Simon

The meeting was called to order by Gordon Rehnborg.

**Approval of Minutes, September 22, 2015**

A motion to accept the January 12, 2016 minutes was made, seconded, and approved.

Gordy explained that John and Russ came to discuss the latest issues/updates on current building activities for lot 2-7 and Osprey Circle. John and Russ represent the MPCA to various town boards in their capacity as members of the MPCA Town Relations Committee.

Both John and Russ expressed concern that the Waterfront is not directly represented on these issues and urged the Waterfront to get directly involved.

**John update on lot 2-7:**

The builder is planning two buildings. Concerns:

- The affect of the buildings on water that flows down the middle and feeds the fire pond.
- How will construction impact the fire road?
- Set backs from wetlands. When lots were approved in 1999, there were no set back rules in place. The rules that apply to the lot are the rules in effect when they were approved, therefore, the lots are vested without set backs.
- Approved plans only authorize a duplex. Current plans show two unconnected buildings. There is a possibility a 'sky bridge' may connect the two buildings which would be built over the wetlands. It's unclear if this is acceptable.
- Possible DES issue of building up to a wetlands without set back.

- There is also a concern that the building on lot 2-7 will cause water problems behind Waterfront building #1.

### **Russ update on Osprey Circle:**

Russ gave the board some background/history of past issues with drainage and how construction has caused drainage problems in the past. He mentioned that the work behind Waterfront building #1 cost \$10k and behind Waterfront building #4 cost \$25k to remediate drainage problems.

The builder is planning two duplex units. Concerns regarding Osprey Circle include:

- Proposed units will not have basements. It's unknown if the builder plans to change the lot elevations and how this may affect the Waterfront's land on the circle (Waterfront owns 1/3 of the circle) as well as Waterfront building #4.
- Water/sewer lines: inspection showed the sewer lines are fine, but the water line will need to be moved and some pipes replaced.
- Drainage will be an issue. It's suspected the builder plans to use pervious driveways and rain gardens to help with drainage. On-going maintenance of the rain garden(s) is a concern; their location is also a concern.
- It's not known if the Meadows ARC will get involved.
- Private roads:
  - o There are two: Osprey Lane and the private section of Cushing Road (begins at corner of unit #361 and extends down to building 4).
  - o What is the builder's responsibility to restore these roads after construction.
  - o Osprey Lane's maintenance is the responsibility of the owners of the Units that use Osprey Lane for ingress and egress.
  - o The private portion of Cushing Road is owned by the Waterfront which is responsible for it's maintenance.
- Concern was voiced about communication between the various boards with Moody Point. One example give was abutters notices. If/when the Waterfront receives notices, are these communicated.
- Russ express his concern that the Waterfront Board get directly involved with the town regarding lot 2-7 and Osprey Circle.

The Board voted to create an ad-hoc committee consisting of Mike Hickey, Trish Simon, David May and Lisa May to monitor these building projects, advise the Board of developments and take appropriate action as might be necessary to protect the interests of the Waterfront.

### **Property Manager's Report**

- General Update
  - o Spring walk around is scheduled for 4/16 at 9:00am; meet in front of unit #365
  - o Dan will send a note to the association asking them to send any issues to Mike Hickey and True North before the walk around. The walk around will address the submitted issues; there may not be time to address ad hoc issues brought up on the day of the walk around.
- Update on bathroom vent project

- Vent project was less expensive than budgeted.
- All but one of the problematic vents have been corrected

## **Treasurer's Report**

- Review of current financials:
  - Bill reported no unusual expenses; current month has \$2k positive cash flow.
  - Deck staining had a negative impact on the budget.
  - Need to reimburse unit #511 for water damage repairs (\$1350).
- Initial discussion for next year's budget
  - Need to think about possible resurface of private portion of Cushing Road when Osprey Lane is re-done; may offer substantial savings. The maintenance of the private portion of Cushing Road is a Waterfront responsibility.
  - Fence or hedge for our portion of circle; possible trees; will look at it during spring walk around
  - Roof of #361/#362 needs to be addressed; half of building was done two years ago.
  - Need a new reserve study done. True North will suggest a vendor.
  - Repainting; should we be repainting building #1 this year? Save money and restart painting rotation next year. Buildings look good. Will discuss during Spring walk around.
  - Budget Committee: a motion to elect Bill Cormier, David May, and Gordon Rehnborg as members of the Budget Committee was made, seconded, and approved.
  - True North will have a preliminary discussion with Blanchett regarding next year's contract as the current contract expires in November of 2016.

## **MPCA Report. meeting last night discussing 2.7 and osprey**

- Dock boards will be replaced.
- Kayaks need to be out of the screen house by May 1<sup>st</sup>.
- Half Marathon is scheduled for 4/10/16.
- David May suggested that new annual MPCA fees generated from new construction be earmarked for the MPCA's reserve capital fund and not expand the expense budget.

## **ARC Report. – nothing to report.**

## **Old Business**

- New Condo Documents
  - Two meetings have been held; next is scheduled for Wednesday, 3/30. A motion to have the third meeting at the Senior Center was made, seconded, and approved.
  - A motion to approach Suzanne Fong to hold a special meeting of the Association to vote on the new document at her home was made, seconded, and approved.
  - A motion to hold the special meeting of the Association to vote on the new documents on 4/19, contingent upon appropriate progress being made at the upcoming working session on 3/30 was made, seconded and approved
- Building on Osprey Circle; protection of WF's portion of circle (see earlier item)
- Building lot beside our building #1 (see earlier item)
- Drones
  - Bills going through legislature ; wait and see before addressing.
  - Keys for access in emergencies. Mike is working with Trish on a plan.

## **New Business**

- Reimbursement for water damage at unit #511
- Insurance issues raised by new condo docs. True North was asked to begin discussions with insurance agents regarding the Waterfront master policy as soon as possible following the vote on the new condominium documents.
- Schedule for spring workaround – 4/16.
- Preliminary discussion regarding Annual Meeting – possible July.

**Next Board meeting.** 5/24 at 7:00pm; location TDB .Will need preliminary budget.

## **Adjournment**

A motion to adjourn the meeting was made, seconded, and approved.