

Highgate on the Lake

Board Meeting Minutes

October 11, 2009

The meeting began at 7:04pm at Tom Hamm's home. Present were board members Tom Hamm, Dean Temple, Jennifer Mulder, Kurt Kazyak, Rob Santoni, Danielle McDermott, Heidi Skodack, Sara Jonckheere and Shannon Gohrmann. Also present were residents Bert Carty, Sharon and Daniel LaFlamme, Maria, Keith, Thomas & Kellan Branoff.

Old Business

- **Meeting Minutes-** Draft Meeting Minutes for July, August, Annual Meeting, and September were voted on and approved.
- **Wooded Areas-** Discussion of children using the wooded common areas to make dirt ramps, jumps and tracks for biking was brought back up since more information from the lawyer and the insurance agent were now available. The lawyer, D. Douglas Alexander noted it would be in Highgate on the Lakes best interest "not to allow construction or use of a BMX track" because "if anyone was injured or killed using the track you can expect a lawsuit against the Association and very likely individual members of the Board. Further, others using the park could easily be injured by tripping or falling, not to mention being struck by those riding the track." He also explained that if a claim is made "it would have an adverse impact on your ability to place affordable insurance for the Association and the directors." If anyone would like a copy of the letter from the lawyer, please contact Danielle McDermott.

Rob spoke with Nette and Associates and was informed 'that we are covered for all unexplained accidents. He compared it to a homeowner's policy and stated that we are covered for any injury to our residents and/or uninvited guests. Legal fees would also be covered if we were to get sued.' There was concern from board members about the possible consequences of a lawsuit including our rates being raised or being dropped by our insurance company.

After a thirty minute discussion, a compromise was brought to the table that would allow children to play in the wooded area without being destructive; this was turned down as it was subject to personal opinion on what is playing and what is destructive. The Board took a vote, to allow children to play in the wooded area, and do what they were doing, or to continue on with the decision from April 2007 that "the building of dirt ramps, jumps, etc. in any wooded area of the subdivision is now banned. This includes shoveling dirt/sand out of the play structure." After the vote was taken it was a 5 to 4 vote; the majority of the Board is concerned with actions that are destructive to the commons area, and the liability it places on the subdivision, **therefore as of October 11th 2009, the Board has decided to continue with "the building of dirt ramps, jumps, etc. in any wooded area of the subdivision is now banned. This includes shoveling dirt/sand out of the play structure."** Parents asked how the board planned to

enforce this policy and the board told them that if children were found digging, building dirt ramps and/or riding in the woods, they would be asked to leave by the adult that saw them.

- **Bylaws**-The review of the proposed bylaws were tabled until the next meeting.
- **Fall Clean Up**-During the clean up on Saturday, October 17th, focus will be on cleaning up tree branches on the bike paths, the pine trees on Chantclair Circle, raking common areas, cleaning front entrances, down branches, and picking up litter in the commons. If the sand has not yet been graded in the play area under the new swings, this should also be done. A suggestion was made for future clean ups to put a list out in advance of what jobs need to be done so that families that are busy on the day of clean up can still participate before or after.
- **Holiday Party**-Discussion was brought up again about the previous deposit of \$175.00 that was placed on renting a room from the community center for the holiday party which was shared with Highgate on the Green and Highgate on the Courts. The other two subdivisions have backed out, leaving us to have the party ourselves. In order to use the room we would have to use what was budgeted for the holiday party for the rest of the rental fee; this would leave no money left over to purchase a main dish. Decisions were reached that we will lose the deposit on the room and forgo having our holiday party.

New Business

- **Tree Removal**- Various estimates were presented for felling dead trees, cleaning out dead wood, and wood and brush removal. The Board voted to take down 3 trees and cut out the dead wood of 2 others. The brush and wood removal would be the responsibility of the subdivision. An attempt will be made to have the trees taken down before fall clean up so that removal of brush and wood can be completed at that time.

The meeting was adjourned at 7:48pm. **The next meeting is November 8th at 7pm at the Hamm residence (1560 Gramercy Ct.)**

Highgate on the Lake Officers

President	Tom Hamm	926-1524
Vice President	Dean Temple	960-9480
Treasurer	Jennifer Mulder	960-6358
Secretary	Sara Jonckheere	884-6733
Beach Committee	Kurt Kazyak	960-4703
Park Committee	Rob Santoni	624-1779
Social Committee	Danielle McDermott	425-5303
Outreach Committee/Website	Heidi Skodack	668-1219
Floating Committee Member	Shannon Gohrmann	960-5211