

March Board of Directors Meeting  
March 21, 2019  
7:00 Green House

Board members present: Steve Green, Bob King, Steve Morse, Cindy Krause, Ken O'Neil via phone conference.

The March newsletter will announce the date of our April BOD meeting which assoc. members are welcome to attend. Notification of attendance will be requested in advance as well as the number of people attending and the topic to be discussed. Member topics will be presented at the beginning of the meeting. Depending on the topic the BOD will endeavor to provide the member(s) with an immediate response or refer issues for further review as needed. Following discussion member attendees will be excused so the BOD can conduct the normal course of business in executive session.

Cindy contacted Ledyard Town Hall and Camp Gregory to schedule a time and place for the Annual Meeting. The Town Hall cannot be used until after 1pm on a Saturday. Camp Gregory said the Asooc. Is welcome to use their lodge. We just need to be aware there will be no heat. Cindy will contact Karen Simkin to verify how many people the lodge can hold, etc. Tentative time and date for the meeting is Saturday, May 18<sup>th</sup> at 11:00 at the Camp Gregory Lodge.

Bob received and will post the final opinion report from our easement Attorney, Laura Ayers. The plan is to summarize the report and ask our attorney to review for legal accuracy before we send it out. The summary will be posted at a future date explaining the legal implications to both Honoco Inc. and all parcel owners. A motion was made and approved to fund the attorney review.

Cindy will work on an announcement draft to include required election notifications, etc. to be sent out prior to the Annual Meeting in accordance with our ByLaws. The plan is for the draft to be in place for the April BOD mtg. for review and subsequent email distribution.

Following a discussion on the potential for proxy voting for our upcoming meeting, a review of Article VII/G of our ByLaws requires members to be physically present at the Annual Meeting to vote, which we would like changed. At the Annual Meeting this change will be included as part of a motion to re-form

the ByLaws committee to recommend needed changes to several of our current ByLaws.

Ken, along with other Board members are working on a “Honoco Roadway and Improvement Manual”. Ken’s vision is that this would serve as a living document that would become an official guideline for the Association. It would address all manner of responsibilities of both the Association and its members as well as defining maintenance protocols so that both current and future boards could follow consistent practices without having to reinvent the wheel with each new BOD group.

As part of our Annual Plan/Budget development due next month, Steve Morse has reached out to contractors regarding pricing for work on Honoco Road. He indicated he would have quotes in several weeks.

The Board approved the purchase of a box grader. Steve and his son Lewis experimented with scarifying the entire length of Honoco on 3/16-18. The grader does an excellent job on scouring beneath our potholes and improving the road’s driveability. In conjunction with our further plans for contouring and rolling the road surface we are optimistic we can substantially improve the road surface. Significant additions of stone will be needed in some sections.

The BOD discussed the possibility of working towards self-sufficiency wherever we can in terms of both equipment and volunteers helping out with various issues, etc. People have already offered to help out!

Steve Green and Steve Morse will work together to generate a road maintenance plan for the upcoming Annual Meeting. The budget should have a total of costed work based on the maintenance proposed in the plan.

In closing, the BOD discussed the need for clearly defining the roles and responsibilities of both the Assoc. and homeowners, particularly those that have made improvements to their road surface. Tentatively the BOD is adopting a position of responsibility for maintenance of a basic gravel road in addition to emergency procedures to keep the road clear and open following severe storms. Residents with blacktopped surfaces are responsible for the maintenance and associated costs for these surfaces. The BOD also will propose that the Association will help facilitate (not pay for) contractors, prices, and best practices for residents relative to alleviate issues involving ditching, gullies, culverts,

bridges, etc.

The BOD will develop an Emergency Road Plan for presentation at the Annual Meeting.

Next meeting is set for Thursday, April 18<sup>th</sup> at 7pm.