

Corn Hill Annual Meeting Minutes October 12, 2013

Lynn Bowman called the meeting to order at 9:40 AM Lynn reviewed the meeting agenda and identified the following voting and proxy responsibilities:

Cottage	Voting	Proxy
3		
5	Patty Spencer	
6	Karen Vallero	
7	Damon Mayers	
8		
9	Judy Pachter	
10	Nancy Ide	
11	Janet Gillease	
12	Shirley Wright	
16	Joyce Losen	
17		
18	Margaret Grierson	
19	Dana Teague	

Also present: Judy Osborne, Joe Rothstein, Susan Rothstein, Toby Wright, Lynn Bowman and Laurie Ferrari

Review of 2012 Minutes:

The 2012 minutes were reviewed including an overview of the action items. The following action items were completed: Corn Hill web site link to Seaside Disposal and Peter's Property Management. The following action item is underway: Kaplansky Insurance assessment of the replacement value for each cottage. The 2012 annual meeting minutes were approved.

Property Management Report and Evaluation:

Peters Property Management completed their first year as the property manager for Corn Hill Cottage Condominium Association (CHCCA.) Overall feedback was positive. Below is a summary of the feedback:

- Proactive storm preparation was excellent--
- Attention to natural property maintenance- good
- Responsiveness to individual owners- good
- Noise of weed whacking and leaf blowing too much
- Clothes line maintenance-good
- Shutters were screwed open - please use hooks and eyes as nails go through the wall
- Overall a good job - well done
- Emergency service
- Website and the ability to see other owner's comments is good
- Need more frequent billing (Laurie will bill more frequently next year)

- Opening and closing went well.

There were several questions regarding the cottage opening and closing dates and the need for clarity specific to CHCCA responsibility and individual owner responsibility. Lynn provided the following clarification:

- CHCCA opening is April 1.
- CHCCA turns on the well pumps, propane and ensures that all common areas are safe; outdoor light timers are working; trash barrels and grills are available.
- There is no need to turn on the electricity. The electricity stays on year round.
- New in 2012, CHCCA paid for plumbing associated with turning on the water and propane for each individual cottage.
- Each owner is responsible for any other opening activities other than turning on the water and propane.
- Weather permitting the CHCCA closing is November 30.
- CHCCA will turn off the water and propane for each individual cottage. Individual owners are responsible for all other closing activities.
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Laurie Ferrari, owner Peters Property Management, provided the following summary of activities completed:

- Dune grass planting in front of cottage 16
- Rear storage door replace and damaged floor repaired
- Installed lock on well pump hatch
- Removed old septic pipe (cottage 3)
- Replaced broken parking lot light
- Successfully opened cottages

Here are the Property Manager recommendations for 2014:

- Replace 10 timbers on stairs to lower level
- Add step at bottom of beach stairs
- Replace rotted railing on the sunset deck.
- Inspect underneath sunset deck/replace boards as needed.
- Sand and replace rail near #16 - splinters
- Need safety inspection of sunset deck
- Fix potential erosion issue near# 17
- Replace shingles on some building (Peters will approach individual owners)
- Add light on stairs to cottage 16

New Business and Potential 2014 Projects:

Potential Projects:

The following potential projects were discussed and prioritized.

Driveway Repair, Outdoor safety lighting, Private Property signage, Boardwalk restoration, Dune grass plantings (cottage 3) and Invasive bamboo removal (cottage 18) after completing a prioritization exercise, the following projects in priority order were approved:

- Private Property Signage (Lynn with support from trustees will manage)
- Invasive Bamboo removal (Peters)
- Outdoor Safety lighting (Lynn) will manage)
- Driveway repair-- (Peters will manage)
- Board walk restoration (Peters will manage)
- Dune Grass plantings (cottage 3) plantings nears trash on upper level (Peters)
- Driveway Replacement (will not move forward; repair instead)

There is \$10,000 allocated within the 2014 budget to support the projects highlighted above. Lynn and the trustees are responsible for managing these initiatives within the budget allocation. It was noted that the sand path restoration was not completed in 2013 and will be completed in 2014.

New Business:

Out of control renters- Compared to past years, this past season was chock full of renter issues: concrete blocks left in the bay, outdoor lanterns on cottages, unruly children, broken beach chairs and toys, fires on the beach and underwear hanging from the cottage clotheslines. There is a need to ensure that renters understand the CHCCA rules. The CHCCA rules and regulations document was last updated in 2002. There is a need to revise these documents and create a uniform and consistent tenant agreement that clearly articulated the renter responsibilities. This document should be posted in all cottages as well as shared with Duarte Downey.

Action Item: Nancy Ide will lead a work group comprised of Joyce Losen, Shirley Wright and Dana Teague to update the rules and regulations and develop a common “renter” document.

Leaf Blowing and weed whacking-- There is a general concern regarding the leaf blowing and weed whacking noise. Decision: Stop leaf blowing. Intermittent weedwacking will continue on an as needed basis.

Insurance- Owners questioned whether CHCCA has the appropriate insurance coverage. *Action Item:* Judy Pachter will work with Kaplansky to assess insurance needs. Susan Rothstein will assist as needed.

Seaside Trash Disposal Evaluation

Seaside Trash Disposal completed their first year servicing CHCCA. All of the feedback was very positive. CHCCA will look into trash barrels that have clip on lids to reduce trash spillage. No significant issues were identified.

Truro Adventures

In May, representatives of the residents who are suing went back to the Truro Zoning Board of Appeals to appeal Building Commissioner Wingard's refusal to take further enforcement action against Mr. DiGiovanni, who continued to hold large events (albeit fewer than previously). The ZBA ordered that DiGiovanni cease any form of advertising that relied on the use of the brand name Truro Adventures, or any similar name, but declined to make further stipulations regarding specific limitations or enforcement. The attorney for the residents appealed to the Land Court that the ZBA failed to uphold the Court's previous ruling, and in a separate action, petitioned the Land Court to rule that, based on the ZBA's failure to provide a timely and sufficient response to our original appeal, that appeal should be considered *constructively granted*. Result: there is now ongoing further litigation that places the residents in opposition to the Town.

Current status: Mr. DiGiovanni and his attorney offered to negotiate directly with the residents, and in September, direct negotiations began. There are still areas of disagreement, and further serious discussions lie ahead with possibility of further litigation if no settlement is reached.

Water Pressure Report

Significant investment to upgrade the well pump has resulted in water pressure improvements. No additional water pressure issues were noted

Dog Officer Report

Judy Pachter reported no violations in 2013. A spirited discussion ensued regarding neighboring dogs coming onto CHCCA property and utilizing the beach stairway. *Action item-* Susan Rothstein will contact appropriate abutters to inform and clarify the CHCCA dog policy.

Budget report:

We ended the 2013 budget year \$8,229 favorable to budget. CHCCA exceeded our reserve goal of 26K; ending the year with \$32,984 in reserves. A new long term goal of 50K in reserves by 2016 was established. The positive budget results were in part due to saving associated with insurance, property manager and trash disposal savings. There is no need to increase the condo fees at this time. Approximately 10K has been allocated in the 2014 budget for special projects. The 2014 budget was approved.

Meeting Close:

The meeting adjourned at 12:30 The 2014 Annual Meeting Date is 10/18/14 @ 9:30 AM.