

## Corn Hill Condo Association 2023 Annual Meeting Minutes & Notes (Oct 14, 2023)

**Present** – Damon, Lynn, Judy, Jon, Ansin, Nancy, Judy, Susan, Brice, Patty, Margaret, Laurie, Liz and Toby

**Board:** Margaret Grierson, Laurie Hutcheson, Jon Spencer, Liz Tavaréz, Toby Wright

**Proxy:** Toby for Adam Hunt  
Laurie for Amy Cereal

### Agenda 2023

9:00 :10 Introductions and voter proxy designation  
9:10-9:20 Review and Approval of 2022 Meeting Minutes (Vote)  
9:20-9:30 Property Manager Report  
10:00-10:10 Completed Projects /cost  
10:10-10:40 Committee Reports:  
    Building Materials  
    Dune Stewardship  
10:40-11:20 Old Business  
    Insurance Renewal  
    Dog Policy Performance Review  
    Water Quality Testing (testing contractor)  
11:20-11:45 Budget Recommendations (Vote)  
    Special Projects  
    Overall Budget Proposal  
New Business  
11:45 - 12:00 Proposal for #1 SLW beach access for deeded building restrictions  
12:00 - 12:15 Proposal - condo fee re calculations Proposal  
12:15-12:30 Discussion re: Limits on property ownership proposal  
12:30-12:45 Meeting Wrap up and next year's meeting date

**Minutes** - FY2022 meeting minutes were approved, with amended notes on insurance bases, by majority vote of owners.

Proposed FY2024 Budget was approved by majority vote of owners.

**Notes** - (*discussion collected from various participants in the meeting*).

Judy raised concern about notice of meeting and agenda items – suggested more advance notice and opportunity for input.

Direct communication – points of contact as was formulated in the past

2022 minutes re: insurance inaccuracy

Assessment by Paul 3.7 mil b/c budget took 10% of each cottage went to \$3.2 million – assessment performed during covid- materials expensive. SLW homes were not accessed – could not afford \$3.7 million SLW requires assessment

The 2022 minutes were amended and approved by a majority vote of the owners re: insurance issue.

### **Property Management Report**

- Communication good
- Cleaned up parking area, garbage area etc. to handle new garbage barrels
- Cleaned up storage room of excess materials
- See handout/report.

### **Opening & Closing**

- No major costs if management is able to repair something in the moment
- Reminders of having other contractors on hill doing repairs off - need for communication with Margaret/Tony specifically off season
- Distinctions we made between association cost vs private owner expense
- Closing no later than 11-6. Send info to Margaret
- Individual unit gas line charges – using Days. Approx. \$150 - \$200 individual cottage costs. – Pressure check - Margaret to coordinate with Days. Cottages will not be drained until everyone is closed up. Opening around April 15<sup>th</sup>.

### **Special Projects**

- New section of boardwalk completed
- Handrail extension completed from second landing parking area near garbage area

### **Insurance Renewal**

- Reviewed insurance – 3 brokers to discuss – hard Insurance market – 1 quote from Kaplansky – really limited – no fee this year
- Maintain coverage to keep us as is – time crunch.
- Continue to explore other carriers.

### **Dog Policy**

- Generally working – communication to renters understanding that only owners are permitted to have dogs on Corn Hill registered and on website- applied to all owners.

### **Water Quality**

- New pump
- Toby tested for all – water quality concentrations are all below State standards
- Continue to monitor yearly

- List of qualified contractors for water testing

### **Building Materials**

- For now – wooden windows single/double – composite to be voted on in future – check storage room
- Wood shutters – hardware simple system Bullet catchers – view storage room & cottage #10
- At closing, ID shutters – if members are interested- reach out to Margaret – will be on website.
- Thorough work done compiling information (see report) to be uploaded to website

### **Dune Stewardship**

- Concerned about erosion under the stairs- cut shrubs, etc. and place under the stairs. This is helping
- Member reported that Conservation Commission was impressed by the condition of the dune

### **Condo Fees**

- No increase in this year's budget
- Built in legal fees, those costs disappear in 2 yrs – \$11,000 surplus

### **Vote Budget**

- Adopted

### **Deeded Beach Restrictions**

- Research

### **Discussions re Susan's Proposal on Beneficial Interest**

- What are next steps - would like to get to vote – Suggest discussion with “Big 5” – more info needed before more discussion. Those 5 hold 51% -

### **Limits on property ownership- Nancy**

- Limits on property ownership – desire to protect the entire hill from development – issues with obtaining mortgage if more than 10% of ownership with one entity.
- Maintain atmosphere – family owned
- Someone with more units can dictate what does or does not happen on the hill
- Historic preservation – pursue a conservation restriction- Compact of Cape Cod Conservation Trust- oversees restriction- draw up restrictions with input from ownership
- Preserve and not limit ourselves
- Is it revocable and can it be amended
- Action – zoom call with Conservation commission to be scheduled
- Nancy will take the lead.

Next year's meeting Oct 5, 2024 (later changed to Oct 19, 2024)