

Notes from the Board of Directors Retreat
September 5, 2012 1:00 – 4:00 pm
35 Rachel Lane

Board goals for 2012 - 2013:

Projects and thoughts on things we should work on during the next year.

Find sound reliable solution oriented board members

Create board and neighborhood norms

Document what we can take action on and what we can't

Document and share how best to communicate with the board formally

Conflict guidelines – Formalize these

Keep neighborhood kum by ya – How can we attain this?

Set up google groups – Action item for Jennifer for January 2013

Joint meeting with drc to tweak their processes – concerns identified included: follow up on things, rules and procedures for voting/reclosing, professionalism.

Go through design guidelines find items that need definition ie. fence pickets, roof lines, screening of hot tubs, etc.

Take Pictures of well maintained yard, house, etc... A picture is worth 1000 words. Gates on front porches also need a standard

Create compliant page form for people to enter complaints (with guidelines)

Board norms: The board started working on norms for their groups operations

Talk with one voice

Address complaints: respond within a week

Return calls and emails promptly

Use google groups for all board correspondence by 11/15/2012

Set up with group with new wna set up 6 accounts by role so they can be continuous used over time.

Neighborhood norms:

Talk to your neighborhood, be solution oriented

Help one another out

Read and understand the rules, declarations and drc guidelines

Address complaints to the board and not to your neighbors and Facebook

Can we find other traits to add to this list

New rules: update these for march 2013

Rules on rentals

Notify neighborhood association within 14 days, provide names, addresses, copy of signed lease,

Add section that must be included in leases, if not included \$50/day fine.

Our rules, No subletting, parking rules, pet rules,

Welcome package on website for renters

No parking on none paved surfaces

Come up with standard for dealing with trailers etc, how long is ok?

Town noise laws should be included

Enforcement things:

Goodman's follow with pontoon boat example regarding paint, trailer and parking!

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Drc is the enforcement arm for board but we need to give them guidelines.

Develop more specific and formal process for violations

Send email - 7 days to cure

On day 7 if not cured send certified letter outlining fine/pundit active process

Hearing process

Deal with repeat of the offenses went away and them came back again

Create fine schedule for various offenses

Drc guidelines: A topic was raised regarding pickets being required to match the style that is on the green. After extensive discussion the board determined that pickets do not have to be required to match style to green but do need to follow guidelines on proper heights etc. Some of the reasons that this was the conclusion included: need and desire for variety, we do not want to require pickets that are hard to find or more expensive placing a greater financial burden on neighbors.