

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting Agenda
August 18, 2023 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053 1494
Passcode: Eagle

1. **Call to Order** Rocco Guarino

2. **Pledge to the Flag – Moment of Silence** Rocco Guarino

3. **Roll Call** Carl Criger

President – Rocco Guarino **Present**

Vice Pres. – Cindy Williams - **Present**

Treasurer – Rita Fournier **Present**

Secretary – Carl Criger - **Present**

Director at Large – Joe Tousignant - **Absent**

4. **Secretary’s Report** Carl Criger

- a. Approve posted April 21, 2023 BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway and posted on the craft room windows.
- b. Rita Fournier made the motion to *accept the April 21, 2023 LHE BOD Meeting as posted*. Cindy Williams seconded the motion. The motion passed 4-0.

5. **Treasurer’s Report** Rita Fournier

- a. *Finance Report* See the handouts prepared by Rita Fournier. She highlighted and explained the expenditures and the budgeted money for those items. (i.e. Salvage, Insurance, Salary & Wages, Consta Flow, Common Grounds, and Golf Course Maintenance/ Repairs).
- b. *Cindy Williams made the motion to accept the April 21, 2023- Treasurer’s Report. Carl Criger seconded the motion. Motion passed 4-0.*

6. **Maintenance Report** Carl Criger

Monthly Maintenance report - April, May, June, July, and August for various projects such as Drainage behind Heffner’s and Bob Godziewski’s house and Hole #2 and #6. Sand for the treatment pond project, meter reading, front gate fence, and wood shop.

- a. Volunteers worked on various projects. The hours submitted:
 - 24hours Meter Reading
 - 440hours Ground Maintenance (Don Fournier)
 - 80hours Wood Shop (Freeland King)
 - 80hours Clubhouse (Dit Unger)

624total hours = \$31,200. (Hours at \$50/hour rate) Savings to our community

Thank you to all the volunteers. Your time and efforts are much appreciated.

7. New Business:

Rocco Guarino

- a. 2nd maintenance person ... hired a person and in the middle of the evaluation period.
- b. #2 & #6 drainage weir repair.... The existing weir started to deteriorate and our community volunteers have fixed the problem and it is in good shape.
- c. Entrance fencing... As you can see at the entrance, we have put in new security fencing. This was a need to provide more security for the community.

8. Old Business:

Rocco Guarino

- a. Road Sealing... This project is done. It is on yearly plan for future road sealing.
- b. Drainage on Harborview DriveThis project is done. It was addressed because of the concern of water flow near a transformer.
 - c. Traffic survey for light at 17/92 & Dyson Road. Rocco has tried to contact the State Official, but he has not returned phone calls. He will keep trying to stay in touch.
- d. Golf Course Irrigation - The replacement valve has been installed. This 30-year-old system has an old panel that needs to be updated. Quotes are being explored for a new electronic panel.

9. Information:

Rocco Guarino

- Legal updates - Law suit status is the same. No new news.
- Lights on lamppost need to be in working condition. Please double check your lamppost light and your neighbors'. Keep them working year-round.
- Rita mentioned in her report the community's income money is barely covering our current costs. The result of our community being 30 years old is a growing cost of many repairs and maintenance. It is time for the Board and the Community to consider options such as assessments and or raising the fee. We have less shareholders becoming volunteers. With less volunteers we have to hire outside companies/ workers and that adds to the operating costs.

10. Questions from the Floor

- Shirley Tilley -She noticed a yield sign was installed at the Hwy 17-92 and Dysen Rd. intersection. It doesn't seem to be effective. She wanted a clarification of what a "weir" was.
- John Bakle – Inquired what was the Bob G's legal issue that was mentioned on Facebook. It was explained that it was not a legal issue, but a safety issue with the retention pond behind his house, and he feared if not fixed it may become a legal problem. The problem has been looked at and is nearly fixed.

- John Bakle – also inquired about the purpose of the sandbags on Sweetwater. The response was that when we get heavy rains, a situation is created that allows water to flow into the Stone’s driveway and garage. The sandbags were placed to assist in the diversion of water. The drainage area going to number 6 pond is where the water is intended to flow.
- Ruth Formella - wanted to know when and who will be doing the clubhouse roof replacement. will be started. The roof replacement should next week by Larry of Gilco Roofing.
- Ruth Formella -wanted to know about the community’s Cable TV contract. The current contract expires next year. There will be committee formed and it will be looking at the options available.
- Bill Heffner – inquired what was the status of the Phone Directory. The Photo Directory is a project that Jan Varns is heading. No money for that project goes through the Board. Questions should be directed to her.
- Bill Heffner had points of concern to be made. If we have this money, why do we need money? Be specific about the projects. If an assessment (a one-time expense paid by shareholders) or a Fee Increase (a maintenance fee for life) needs to happen; then there should be discussions.
- Dale Stone – questioned what the plan was for the old chairs. The plans are still being finalized, but it is expected the old ballroom chairs are to will be offer to residents first. There should be announcements and a signup sheet posted. The left-over chairs may be going to an area’s organization that is in need of chairs.
- Brenda Hosler- made the statement that the Board in 2019 established in the Budget an Emergency Fund of \$50,000. She inquired why it was not being replenished as it was being used. The answer was that the Emergency Fund is annually funded at the first of the year and is replenished at that time. The \$50,000 is depleted as the unexpected costs happen throughout the year.
- Betty Fitzgerald – Get your tickets for the Labor Day Dinner and Dance by Aug. 25th.
- Bill Heffner clarified that the difference in how changes are made with the DOR and the Bylaws. Bylaws changes are done by a vote of shareholders. DOR maintenances fee changes are made by our elected Board of Directors.
- Katie Ferrante – poised questions about the water system. She wondered if since it seems we are having more and more problems with water system, is the Board is looking at some kind of more stable water system. The answer given is the maintenance/ replacement of parts with Consta Flow is the doing the job. We do have the 30 years old system with its 36 valves that needs to be exercised. The chlorine system is monitored at levels as suggested by Consta Flow.
- Dee Diana - explain the water smell that seems constant. The rotten egg smell comes when the chlorine precipitates out due to the lack of the water flow through the community pipes. This happens every summer when the residents leave for the summer. The lack of water

flow within the house creates the black water. The magnesium precipitating and collecting lines in less used areas of the homes.

- Katie Ferrante - had further inquiries about chlorine levels measurements. The response is that the levels are measured daily at the pumps.
- Ruth Formella - refer to the Feb. 2023 Bd. Mtg when Mindy Smith posed a concerned about the water smells. The response was made by Rocco, and he currently reiterated that was the answer.
- John Bakle- stated that during the flushing of the hydrants, chlorine levels are measured.
- Mark Aubrey – stated that this water smell is not new or limited to just this community. With the addition of a charcoal water filter, they have had good results at his home.
- The Board Members stated that they are continuing to work on the water issues. When they get calls, they investigate, make calls to Consta Flow, and have volunteers flush the hydrants.

11. Motion to Adjourn

Motion made by Cindy Williams to adjourn and seconded by Rita Fournier . Motion passed 4-0.
Motion passed at 9:45 AM

Respectfully submitted,

Carl Criger, Secretary

Nora Kay Francis, Assistant Secretary