



WILDWOOD
PROPERTY OWNERS ASSOCIATION, INC.

2005 BOD MEETING MINUTES

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
SATURDAY, MARCH 5, 2005**

(First Board Meeting this year due to weather cancellation)

CALL TO ORDER

The meeting was called to order at 9:40 a.m.

Present were Jan Tkacz, Len Nelson, Doris Shandell, Bob Ueberbacher, Jeffrey Bowden, Ann Skibski and Ann Fazi.

A moment of silence was observed in memory of Bob Schacher. Motion made and passed to make donation to the Myelodysplastic Syndrome Foundation.

APPROVAL OF MINUTES

Dec. 4, 2004 minutes were approved with the following changes:

New Business, b. should read "employment agreements", instead of "contracts".

Old Business, b. "Tolland Town Counsel" should be capitalized.

COMMUNITY FORUM

No discussion.

REPORTS

Manager's Report

A. Most time spent clearing roads and reducing snow banks

B. 12/29/04 accident involving a DWI on Porcupine Point, incident report filed by Tolland Police

C. Couch donated for clubhouse balcony

D. Regarding beach chairs removed from beaches, a notice to go in newsletter regarding removal of chairs and boats

E. Two complaints regarding a loose dog on Fox Den; letter to be sent telling owner of rules

F. Change in format of Managers Report, more specific and in line with Manager's employment agreement

G. Laundromat: perked lot opposite current site, estimate given for new septic, current system is being pumped more often. Will to get an estimate including clearing of trees for field.

Treasurer's report

Cash flowing as anticipated and budgeted. Receipts from dues are on track. Regarding the Reserves, in addition to CDs a portion of the money is kept liquid in money market accounts. Question: Should we put some money into longer term CD or other investments for a greater return? Finance committee will discuss this.

District Directors

No new items.

OLD BUSINESS

A. Correspondence

1. France property issue is settled.
2. Letter to Board of Selectman requesting that site plans submitted for non-conforming lots be based on actual surveys. This policy has been implemented by the Town. In addition the Town is now asking Tunxis and Wildwood property owners to get association approval before submitting Building Permit applications. An article to go in next newsletter regarding regulations.
3. Emergency Responders have not availed themselves of our invitation to visit.
4. Lodovico Property – price quoted was three times the assessed value for taxes. Letter sent to Lodovico's withdrawing the Associations interest in the property at that cost.
5. Town will vote on March 28 to allow town officials to collect fines for Bylaw violations without going to court.

B. Lot Donations

1. White property sold, and new owner (NRLL East, LLC) has sent 2005 dues.
2. Dunacusky – 19 Thicket donation proceeding.
3. Hensel – 4 Thicket donation underway.

C. Fuss and O'Neill has received about \$ 8,000 for design plans and drafts of Notices of Intent. The latter have been reviewed by Jan Tkacz, Bob Ueberbacher, and the chair of the Lake and Environment Committee; their comments were incorporated into revisions which are ready to go. Must have Mass Dept. of Dam Safety determination of jurisdiction for Cranberry Pond dam and possibly Otter Pond Dam. If a full Dam Safety Application is required extra paperwork by Fuss and O'Neill will be done.

D. Staff Employment Agreements – given to staff in December. Concerns were raised and expressed to the Executive Operations Committee. Wording has been changed and that Committee will meet today to finalize the texts of the agreements before they are returned to the staff for signatures. Each agreement has a clause that limits "outside employment" that would interfere with Wildwood duties. In this connection Wes has asked for acknowledgement that he is a selectman for the town of Tolland.

Motion: To acknowledge that the service of Wesley Greene II as selectman for the Town of Tolland is acceptable outside employment under the terms of his 2005 Wildwood Property Owners Association Employment Agreement. Motion passed unanimously. ,

E. 911 Maps – Deborah Wagner is drawing up a new map for Wildwood.

F. Kitchen Clubhouse renovation – Will met with contractors, may be able to go expand the kitchen by taking the office restroom behind the right side of the kitchen; he will get estimates and floor plans.

G. RV Parking on Common land – our insurance policy does not encourage this; we would have to

ask for a “hold harmless” waiver from each RV owner.

H. Committee Status – Property Management Chair, Ted Babbitt, has resigned; Jan is seeking a new chairman and to add building expertise to the committee.

Governance Committee to meet on March 9 to format WPOA Agreement and Bylaws. For Spring Meeting, an article for newsletter explaining the importance of Agreement and Bylaws to Wildwood is needed.

NEW BUSINESS

A. As a non-profit corporation, the WPOA must register with the Commonwealth of Massachusetts annually. The person designated as an agent must be a Massachusetts resident and must be approved by a vote of the Board of Directors. Motion to appoint Ann Skibski as it's resident agent. Approved by a vote of 7 in favor, 0 against.

B. Web site – Greg Rota gave update: old Web site will end June 1. Audrey will have a new email address. In 2004 we collected \$340 from Web site ads. The Web site will be pretty much self-supporting. We can have up to 7 email addresses on the new site. One will be assigned for Audrey and one for Will.

C. Review of Insurance Policies, Greg Massey gave a report.

1. Umbrella policy should be considered.

2. Instead of three agencies, we should try to combine all policies at one agency, maybe Wheeler and Taylor.

3. Hazards from the dam, we will check into whether this is a high hazard dam.

4. Thanks to Greg for his work and report. Need to set up an insurance committee to implement the changes. Bob Ueberbacher and Len Nelson volunteered; Greg Massey will also serve on committee.

D. Clubhouse capacity – not yet set, but may be around 50. We need to think about the Spring Meeting attendance, which may exceed limit, and to explore ways to extend capacity, rental vs. installation of tent or awning.

E. Tolland Police Department – Will has been approached to be a part-time police officer/constable. Motion: To acknowledge that the service of Wilbur Greene as a police officer for the Town of Tolland is acceptable outside employment under the terms of his 2005 Wildwood Property Owners Association Employment Agreement. Motion passed with one abstention.

F. Newsletter deadline is April 9.

G. Dump, Fee for Wildwood to use dump is \$400 for last year and \$600 for this year.

REVIEW OF ACTION ITEMS

A. Jan will write letters to Wes and Will notifying them of the votes regarding outside employment.

ADJOURNMENT

The meeting was adjourned at 12:15 p.m.

Respectfully Submitted,
Doris Shandell, WPOA

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
SATURDAY, APRIL 2, 2005**

CALL TO ORDER

The meeting was called to order at 9:30 a.m.

Present were Jan Tkacz, Len Nelson, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Millicent Schacher, David Barney, Nancy Fiedler, Ann Skibski and Ann Fazi.

APPROVAL OF MINUTES

The minutes of March 5, 2005 were approved.

COMMUNITY FORUM

Elaine Strinie – Report on canopy tent from Bed & Bath – a 10' x 10' would be approximately \$80 each. We would need three for each set of sliding doors going out of the clubhouse meeting hall. Motion to buy three canopies at \$80 each to expand the clubhouse capacity for Spring and Fall meetings. Motion approved. Elaine volunteered to make the purchase for the Association.

REPORTS

Manager's Report

- Fish stocking has been set up for April 11.
- There is a reduction in the minnow population in Otter Pond.

Treasurer's Report

- We are at about the same position as last year regarding dues collection.
- One of our CD's rolled over this month at a lower rate.
- Interest income will be lower for next year's budget.
- We will have added expenses of laundromat and dams.

District Directors

No new items.

OLD BUSINESS

A. Correspondence

1. Letter to dog owner deferred to wait for Tolland's new dog regulations.

B. Update on lot donations: Dunacusky, delayed due to death, additional forms to process. Hensel, lawyers are working on it.

C. Fuss & O'Neill, letter regarding jurisdiction provides that Cranberry Pond Dam needs to be reviewed by Massachusetts Office of Dam Safety but Otter Pond does not. For the submission, Fuss & O'Neill has to do a calculation of capacity of the spillway. We are within budget allocation so far. Fuss & O'Neill can do permit work for leach field for Laundromat and will do measurements when they come to measure spillway.

D. Two of the three Staff Employment Agreements have not yet been signed.

E. Preparation of new 911 emergency maps still in progress.

F. Clubhouse kitchen renovations: a Wildwood resident will be asked to draw up plans for expansion of the kitchen by taking the office bathroom.

G. Committee status

1. We have 3 new members of Property Management Committee; Jean Antinozzi will chair the committee. She is a full time resident.

2. Need at least one more person on the Nominating Committee; Doris has volunteered.
3. Building Review Committee to add one more member.
4. Governance Committee, WPOA Agreement, some minor changes have been made, they will meet again. Final copy (5.0) will be distributed at the Spring Membership Meeting and will be available on Web site. Agreement is 12 pages, and Rules & Regulations is 18 pages. The Governance Committee will hold three meetings over the summer to discuss changes and get input. A suggestion was made to also present this at the district meetings. Len Nelson will attend each district meeting and we will put an article in the newsletter.
5. Insurance Committee, looking at renewal dates and consolidation of policies at a single agency.

NEW BUSINESS

A. Spring Meeting – Sunday, May 22

1. Presentations on dam repair, kitchen renovations, and Laundromat. An article to go in newsletter regarding dam projects and kitchen.
2. Tolland town relations, town is in financial difficulty.
3. Jan will come up with draft agenda for review at next Board Meeting.

B. District meetings are important, get questions to directors prior to meetings. You can go to any district meeting if you can't go to your own.

C. Newsletter Articles

1. Newsletter to mention people in Wildwood who are involved in town governance, encourage people to participate.
2. Map of local hospitals and emergency services
3. Dam repairs
4. Kitchen renovations
5. Sources of native plants
6. New Town procedures for site approval
7. Governance committee
8. Lake & Environment Committee
9. New email addresses
10. Field Day – July 9, appeal for volunteers
11. Pot luck for Spring Meeting, need volunteers

REVIEW OF ACTION ITEMS

Letters sent to Wes and Will notifying them of Board votes regarding outside employment.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Respectfully Submitted,
Doris Shandell, WPOA

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
SATURDAY, MAY 7, 2005**

CALL TO ORDER

The meeting was called to order at 9:10 a.m. Present were Jan Tkacz, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Millicent Schacher, David Barney, Ray Skibski and Ann Fazi.

APPROVAL OF MINUTES

The meeting minutes of April 2, 2005 were approved.

COMMUNITY FORUM

A) Gert McKay: Building Review Committee

- i) Is permission needed for swing set? the Board felt that any "structure" of this type should meet setback requirements and be as unobtrusive as possible.
- ii) Tolland planning board: building inspector will measure for site plan before granting permit.
- iii) House on Stone's Throw: creek goes through lot. They already got permit for septic. Lot is really illegal since the seller had 3 lots, which should have been merged. The board will send a letter to homeowner, and town objecting to the granting of permit so close to creek. Gert was asked to prepare first draft.
- iv) Variance for extension of kitchen at 28 Ridge Road was approved by building review and zoning board.
- v) Gert will give a short report on town zoning at Spring Membership Meeting

B) John McAndrew of 27 Ridge Road: driveway is washing out and he asked permission to pave. The Board suggest that the underlying problem be addressed with drainage ditches and provided names of several engineers who could design the drainage pattern.

TREASURER'S REPORT

YTD: Slightly ahead of rate of collection of dues. Delinquent dues collection is down.

MANAGER'S REPORT

- 1) Much work done on clearing and replacing culverts and repairing sink holes due to heavy rains and freeze/thaw weather.
- 2) Met with a contractor regarding kitchen renovation.
- 3) Many overweight trucks due to increase in building; letters will be sent to homeowners.
- 4) Lifeguard chair to be replaced with Trex (synthetic all-weather wood substitute).
- 5) Help wanted ads for lifeguard were put in local papers. Pretty well set with crew.
- 6) Work may begin on Beetle Road. Need to remove stumps before paving. We will try to coordinate paving of our roads with them.

DISTRICT DIRECTORS

Ann Fazi got a donation for garden. She will send a letter of thanks.

OLD BUSINESS

Correspondence

- 1) Sent a letter to the owner of a dog that had been seen roaming freely.
- 2) Lot donations update: Dunacusky completed
- 3) Fuss and O'Neil
- i) Dam Repair: work on permitting process. Will need to include specifications of repair materials in the filing with the Office of Dam Safety and this will require the possible expenditure of an additional

\$4,000. If the office of Dam Safety deems the dam not “high hazard.” we may save on insurance.

Motion: to authorize setting aside \$4,000 for permitting and engineering work. Motion Passed.

ii) Laundromat: place needed for septic system perked in 2001. We will lose the well and have to dig another one. Fuss and O’Neill sent proposal for assessment of drainage field. Perhaps we can redefine scope for services to save some money. We will discuss leach field and dam repairs at Spring Membership Meeting.

4) Staff Agreements: One still pending.

5) Maps: still underway, hopefully ready by Spring Meeting.

6) Kitchen Renovation: Property Management Committee will design it. Ann Fazi will help.

7) Insurance Committee: may be ways to package policies and use one agent.

8) Spring newsletter: lots of news.

9) Spring meeting: Mainly to share information; no votes anticipated.

i) Our accountant will be there as part of Treasurer’s report.

ii) Wildwood Agreement and By Laws: member of Governance Com. will present

iii) Dam Repair: Jan will try to have a rough estimate of costs.

iv) Signs at entrance: should they include maps and a statement about the community, e.g., “Environmentally conscious community”?

NEW BUSINESS

1) The Sandisfield Art Center: Should we make a contribution and get mentioned in program? Should we make a donation to Black Fly Day? Motion to send \$200 to Black Fly Day and \$50 to Sandisfield Art Center. Motion passed.

2) Can we connect to Berkshire Eagle web site for a weekly calendar? Jan will talk to Greg Rota about this.

3) Insurance Certificates for sub contractors. If we do not have copies of insurance certificates, we must pay workman’s compensation insurance for them. Will was instructed not to hire a contractor without certification of in-force insurance coverage.

4) Lot Sales: Town will sell lots for back taxes. For a private sale of a lot, we will accept offer of delinquent dues settlement. Cost to place a lien on property is higher than what we could hope to collect presently.

REVIEW OF ACTION ITEMS

Letter about overweight truck.

ADJOURNMENT

The meeting was adjourned at 11:40 a.m.

Respectfully Submitted,

Doris Shandell, Secretary

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
SATURDAY, JULY 9, 2005**

CALL TO ORDER

The meeting was called to order at 9:10 a.m. Present were Jan Tkacz, Doris Shandell, Bob Ueberbacher, Millicent Schacher, Jeff Bowden, Ann Skibski and Ann Fazi. This is the first meeting following the cancellation of the scheduled June 4th meeting.

President's Remarks

Jan expressed his regrets that Field Day had to be cancelled due to lack of volunteers.

APPROVAL OF MINUTES

There were a few corrections accepted.

COMMUNITY FORUM

Davida Sappol, Lorraine Vines, and Ann Stone voiced their disappointment at cancellation of field day for the lack of volunteers. Two Board members responded by volunteering to organize a rescheduled Field Day on August 6th (rain date Aug. 7th). Ann Skibski will chair a field day committee.

REPORTS

Manager's Report

- 1) Will showed pictures of entry signs at some private communities in the area.
- 2) Security:
 - a.) A cherry tree cut and stolen from a private lot; it will go to court.
 - b.) Unlicensed 4 wheeler and dirt bike being driven by guest and son of owner, respectively. Motorcycle driven at high rates of speed by lot owner.
 - c.) Over the 4th, 3 carloads of people were noted cooking on Lakeside beach. Police were called in and the party left. We need to contact a lawyer and state police to tell us what we can do to enforce speeding, limits, etc. on private roads.
- 3) Life Guard quit and it will be difficult to find a replacement this late in the season.
- 4) Wes gave a canoe to lake and environment committee for use at Otter pond.
- 5) Replaced hand held two way radios
- 6) Letter from Ken Laurence re: Blueberry Meadow. An excavator is needed to remove stones to allow mower to come in. The Meadow has been mowed once. We will try to get a consensus at fall meeting regarding the expenditure of funds to preserve the Meadow.

Treasurer's Report

We are slightly behind collection rate of last year but within our budget. Open budget Meeting is Saturday July 23 at 10 a.m. Suggestion to combine some of reserve fund categories and rename them will be discussed in further detail at a future meeting.

District Directors

- 1) Meetings are coming up. Need to stress use of guest passes and importance for owners to use stickers. A pep talk about volunteering and encouragement to sign the WPOA Agreement. All current signers will receive a written ballot by mail with stamped return envelope before fall meeting asking them to vote on a new version of the Wildwood Agreement. By-laws will be voted on by all members at fall meeting.
- 2) We will have a dumpster at end of August for resident's use.
- 3) New dump permits are \$50 a year. Bags will also go up in cost, \$8 small, and \$15 large.

OLD BUSINESS

1) Correspondence:

- a.) Kulig case against our former insurance carrier will be heard in small claims court on August 9th.
- b.) Letters and donations were sent as per last meeting
- c.) Lot on Stone's Throw was sold on the basis of an illegal subdivision; building will not go forward.

2) 911 Maps: showing roads will be sent to emergency responders. Suggestion to put barrier across old Beetle Road behind Fox Den parking lot and at Otter Pond end.

3) Lots: Town taking lots: town has 10 lots; 2 of them are abutting lots owned by members in good standing; most of the 10 are unbuildable. Public notice of auction 14 days before it takes place. Should we buy any or all of these lots and turn them into green space? The lots behind Lodovico's property constitute an important property for us. How do we determine value? Old assessment was \$130,000 if accessible, it is not. We could set up a task force to look into ramifications by buying that property. Scott Burghoff and Gert McKay will do it and report at the next Board meeting.

4) Donations: nothing new

5) Settlements: 2 sales and back dues received.

6) Fuss and O'Neil: Dam Measurements have been done and Application will go to Office of Dam Safety. Once a reply is received, we could submit the Notices of Intent to DEP.

7) The perc test for the new laundromat leach field done in 2001 has expired. We will need a new perk test. Suggestion to get another estimate for perking and checking leach field placement. Fuss and O'Neil estimate seems high.

8) Kitchen Renovation: No news.

9) Insurance committee: still in progress

10) Staff Employment agreements. Still one not signed.

NEW BUSINESS

1) Correspondence: The owner who posted three for sale signs for his property on Owl's Nest: agreed to remove the one on WPOA property at our request. The others (one is on town property, other on Lodovico property) were not removed.

2) Large vehicles/ mobile homes: town law says that they must be in "bona fide" storage.

3) Donation on memory of Marshall Horwitz. Motion to donate \$50 to Albert Einstein Medical School. Approved.

4) Card to Audrey re: death of her father-in-law.

5) Back Dues: 2 new year round residents have not paid any road or lake fees and one other resident has fallen behind. We will have our lawyers send letters to all three.

6) Expenditures for stump grinding and tree cutting. Authorization given to Manager

7) Request for signpost at rear entrance to enable posting of notices. This can wait until new signs are posted.

8) Other: Clubhouse capacity

- Estimate for parties is 44 people

- For meetings, 76 people

- We will abide by this figure until an official report is given

ADJOURNMENT

The meeting was adjourned at 11:45

Respectfully Submitted,

Doris Shandell, Secretary

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
AUGUST 6, 2005**

CALL TO ORDER

The meeting was called to order at 8:35 a.m. Present were Jan Tkacz, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Millicent Schacher, David Barney, Jeff Bowden, Ann Skibski and Ann Fazi. A quorum was established.

APPROVAL OF MINUTES

The July 9, 2005 meeting minutes were approved.

COMMUNITY FORUM

Loren Clark wished to inform the board of his opinions on several matters:

- i) His property and neighboring properties on Lakeside Drive are experiencing a problem with water runoff, which could be addressed by the installation of a drainage trench and culvert to allow the water to flow onto a ROW. This issue has been referred to the Property Management Committee for action by Will and Wes Greene.
- ii) He wished to object to the characterization of his RV as "unsightly" by various Wildwooders and the reporting of these views in the District Concerns column of the WPOA Newsletter.
- iii) It was his view that the Board set a precedent for dock size when it reached a compromise settlement with a lakefront lot owner who had been asked to remove a structure built on the lot that did not conform to Wildwood Rules and Regulations.
- iv) He feels that the policies adopted as a result of the Franco case to put the WPOA on a new legal footing are misguided and overly complicated. He was informed that he would be receiving by mail a new version of the Wildwood Agreement (formerly known as the CC&R) to review and vote upon and that an updated version of the By-Laws would be presented to the membership for ratification at the Annual Meeting in September.
- v) He informed the Board that he was the source of the mailing in August of 2002 that gave the impression by its format that it was from the Board. He stated that he felt compelled to do so because he did not want to have his views censored in any way. The Board will consider developing a policy statement for unsolicited items submitted for inclusion in the Newsletter.

Camille Honor from Stone's Throw: seeking information on installing a storage shed on her property. She was referred to Gert McKay, Chair of the Building Committee.

REPORTS

1) Manager's Report was submitted but Will was not present to discuss it.

2) Treasurer's Report

Noted that overtime funds have been exhausted, most was for snow plowing. We may need to review our snow plowing practices and overtime policies.

3) District Directors

i) Question if the lakefront property owned by Tolland is indeed part of Wildwood. Jan will review the map that was the basis for establishing Wildwood and obtain an opinion from our attorney.

ii) Need sign warning of speed bumps.

iii) Beach clutter and boat storage are a problem.

iv) Ropes will be placed around swimming areas at all beaches in 2006.

v) Further discussion of District Meetings deferred to the next Board meeting.

4) Task Team on Property Acquisition.

Gert McKay and Scott Burghoff were asked to present a strategy regarding the lakefront property owned by Tolland. A sale date has not been announced by the town and as far as we know matters related to this property are at a stand still. The town intends to get an appraisal of the property. The

WPOA has obtained an appraisal estimate but it does not know the property's tax value. The lot is now inaccessible. It seems likely that the sale will be by sealed bid to the highest offer at or above reserve. Developing a plan to attempt to acquire the property should be predicated on a clear notion of what the WPOA would do with it.

5) Reallocation of reserve line for clubhouse office extension to finance kitchen renovation. Ann Fazi got a ballpark figure of \$20,000, which includes taking down wall etc., if Will and Wes can tear out the old facility, we would cut costs.

Motion to reallocate the money in Reserves from Clubhouse Office Extension to Clubhouse Kitchen Renovation: Passed unanimously.

6) Discussion of items for Annual meeting

i) Budget for 2006 – operating budget in line with 2005 budget.

(a) Reserve funds: 3 options: question of whether to fix roads every year or every other year: rising costs: ½ mile of “paving” will cost \$35,000 to \$40,000, instead of \$20,000. Our situation requires us to present a budget with an option for an even higher percentage increase.

(b) Dam repair: DEP permit will probably be good for 3 years, we could postpone larger dam repair to 2007 giving time to build reserves.

Priorities are Laundromat, Roads, Otter Pond Dam, Cranberry Pond Dam

ii) CC&R Signers will receive copy of an amended version of the Wildwood Agreement (formerly CC&R) and asked to vote in writing to ratify it. The new version makes it consistent with other WPOA documents and state laws. According to the provisions of the current CC&R this vote can be decided only by Agreement (CC&R) signers.

iii) Bylaws will be voted on by all members in good standing at the Annual Meeting. Suggestions for amendments must be in writing so it can be reviewed by Governance Committee to be considered at a Spring or Fall general meeting of the membership.

ADJOURNMENT

The meeting was adjourned at 10:30 a.m.

Respectfully Submitted,
Doris Shandell, Secretary

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 1, 2005**

CALL TO ORDER

The meeting was called to order at 9:00 a.m. Present were Jan Tkacz, Jeff Bowden, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Teresa Urbinati, Steve Strinie and Ray Skibski.

APPROVAL OF MINUTES

August 27, 2005 Minutes were approved as amended.

COMMUNITY FORUM

15 minutes allotted for Forum: time to be divided among those wishing to speak.

1) Loren Clark asked the Board to take up matter of CC&R signed by Thomas Teti on the property conveyed to Nanette Tummers. Attorney Pollard is looking into this.

REPORTS

1) Manager's Report

i) Much of time spent on tree removal and stump grinding.

ii) Paving of Beetle Road at main entrance will not happen in 2005: culvert repair is moving slowly. Will would like permission to fill in potholes. Letter to Selectmen will be sent requesting pothole repair.

iii) Preparation for Wildwood road repair is nearly complete; contractor will pave at end of October.

iv) Kitchen, 2 contractors have looked at it, we need to check on whether we need a professional grade kitchen. A sketch or job specification has been requested from the Property Management Committee.

v) Security: someone damaged large equipment left overnight by contractor.

vi) Speeding issue: do we need another speed bump between main entrance and the main beach?

vii) Non-resident parked vehicle on main beach and was using a member's boat

viii) Need to reinstate policy of requiring prospective buyers to be accompanied by a realtor. Policy could be stated on website.

ix) Drawdown will be started the last week of October.

2) Treasurer's Report

i) Receipts and revenue collection moving along last year's lines.

ii) Delinquent dues collections are up.

iii) Laundromat income is generating less than expected revenue; we need to check to see if electric and gas usage is normal.

iv) Bank (formerly Woronoco) no longer offers an 18-month CD, but will go to a 15 month CD for a higher interest rate (4%).

3) District Directors:

i) Scott brought up the need for a handicapped parking space at the clubhouse and has conveyed this to the Property Management Committee.

OLD BUSINESS

1) Correspondence

- i) Back dues warnings: our lawyer sent letters to 3 homeowners who are in arrears on dues; lawyer has given us cost estimate for future actions.
- ii) Last employment agreement for 2005 has been signed.
- iii) Attorney Pollard has been contacted regarding Teti/Tummers CC&R.

2) Laundromat:

- i) The area of the leach field has been surveyed, a design for the septic is being drawn up, it will be classified as a repair to fit it into our area. Jan will contact Design group of Pittsfield to update the proposal.

3) Dams:

- i) Waiting for meeting to be scheduled with local Conservation Commission. We have a list of four contractors. Letters have been sent to them requesting bids for both dams and asking about starting dates.

- 4) Purple Loosestrife – Lake Committee has taken care of it.

NEW BUSINESS

- 1) Letters have been sent to homeowners whose trees have to be cut by WMECO.

2) Fall Meeting Fallout:

- i) Scott expressed concern that people's perception is that they are not included.
- ii) Teresa, Why do people feel that signing is an encumbrance?
- iii) Steve, Do we need more meetings about why we need the CC&R?
- iv) Jan, We should schedule a special town meeting to discuss our charter documents. Have a professional outside person come in to talk to community about the legal requirements for constituting an association like ours.
- v) Discussion of the pros and cons for hiring a concensus builder, to run a meeting to discuss issues. Office of Dispute Resolution at U. Mass. can link us to an appropriate professional.
- vi) Teresa, suggests sending a letter to community members saying they have been heard. Letter to be sent to the community from District Directors. Hand addressed and signed by the directors.
- vii) We will contact the Chief judge of the Mass Land Court for a retired judge who might speak, also will contact the Mass Office of Dispute Resolution.

- 3) Doris, Ann F., Jeff, Scott, & Millicent are working to define a policy for "Letters to the Editor".

ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

Respectfully Submitted,
Doris Shandell, Secretary

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
NOVEMBER 5, 2005**

CALL TO ORDER

The meeting was called to order at 9:00 a.m. Present were Jan Tkacz, Jeff Bowden, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Teresa Urbinati, Steve Strinie, Ray Skibski and Ann Fazi.

APPROVAL OF MINUTES

October 1, 2005 Minutes were approved.

COMMUNITY FORUM

15 minutes allotted for Forum: time to be divided among those wishing to speak.

A) Mr. & Mrs. Stich (Lakeside) appeared in person to follow up on their letter that was received by the Board in August. The issue pertains to the newest boat rack on Lakeside Beach and the possibility that it extends onto their property. A survey was not provided. After considering the question the Board agreed to find a new location for the rack by spring of 2006 and to attempt to develop a policy relating to the number of boats a member can store on Wildwood beaches.

B) Mr. L. Clark (Lakeside) presented the Board with:

1. A map showing that not all water falling in Wildwood finds its way into one of our ponds, i.e., that there are portions of Wildwood that lie outside each of our watersheds. The Board will provide Mr. Clark with two watershed maps, one of which was recently prepared by the firm of Fuss & O'Neill.
2. A request for a copy of a reply to a letter drafted by Bruce Batts in 2002. The Board is looking to see if this draft letter was ever sent and if a reply was received.
3. A statement that his search of Registry of Deeds information in connection with the CC&R signers (available at www.registryofdeeds.co.hampden.ma.us) provides only part of the information he seeks and that he wishes to examine all of the original Declaration of Joinder documents.
4. A request to see our attorney's opinion regarding the CC&R signing that attended the of one specific property. He indicated that he had commissioned a legal opinion on the matter and was willing to share it with the Board for a fee.

REPORTS

A) Manager's Report

1. Owl's Nest and rear entrance paving was completed;
2. Heavy rains required adjustment of pond level, had to repair dam valve shaft bracket;
3. Clubhouse vandalism: toilet was stuffed & needed services of Roto-Rooter;
4. Unregistered car left in parking lot near mailboxes, police were called;
5. Manager had not been aware of any issue related to mail or the mailboxes.

Jan provided the current Task List as an example of the approach to project tracking that has been developed by the Jean Antinozzi and the Property Management Committee. It met with general approval.

B) Treasurer's Report

1. There may be some extra money to put into a CD;
2. Dues collection is on track;
3. Need to conserve fuel. Manager indicated that law requires a log of gas usage.

C) District Directors: No new issues this month.

OLD BUSINESS

A) Correspondence

1. Letter asking Selectman to see that potholes get filled; town acknowledged letter at their Oct. 24, 2005, meeting and has expressed the intent to do this.
2. Mrs. Moore was informed that she would review the information she requested on non-dues paying owners. She is concerned about long standing debts.
3. Letter to Chief Justice of Land Court seeking a retired judge who could speak at the Spring Meeting. The Chief Justice referred us to the Real Estate Bar Association. Jeff Bowden will handle our effort on Charter Documents.
4. Homeowners in arrears, 3 letters were mailed by our Attorney, one person responded and paid road and lake fees.

B) Laundromat

A check of electricity and gas billings shows that laundromat usage has not fallen off. The test done on the proposed leach field in 1996 showed a slow percolation. This may complicate the design or even feasibility of a new leach field.

C) Dams

Meeting with Tolland's Conservation Commission was held. Currently awaiting an "Order of Conditions" to complete the permitting process. We've asked four contractors for bids on the dam repair projects. One bid has been received and one of the contractors has scheduled a site visit. With the state of the permits, the ongoing bidding process, and the budget vote at the Annual Meeting, we are on track to do the repairs next fall.

D) Clubhouse Kitchen

Two more contractors came last Saturday to look at the job. Another interested contractor has been identified.

We will look at used commercial kitchen equipment and develop a specification plan.

We are looking toward a completion date of April 2006.

E) Draft Letters to Membership

The draft needs to be modified to keep it short and friendly with bullets to point to what we hope to do to.

Jeff Bowden will prepare a new draft and circulate it before the next meeting.

F) Charter Document Facilitator

Potential people who might be able to help us as consensus builders have been identified. We will need to think of questions we would want him/her in an initial interview.

NEW BUSINESS

- 1) Trees have been cut on common property and private property. Jan will write a letter stating concerns to responsible Homeowner and ask for reparations.
- 2) Draft Calendar presented by Scott;
 - a) Move Field Day to August in 2006
 - b) Move Budget Meetings to earlier in summer.
 - c) Have separate calendar for committee meetings
- 3) Newsletter Policy: we will use Tolland Tattler as an example and entitle the column "Letters to The Board".

OTHER

- 1) Bob Rahn has again bought the major ad on our Web site.
- 2) To help foster a sense of Community, do we want to have more organized activities in 2006, perhaps under a new Activities Committee? Elaine Strinie has volunteered to head such a committee. The importance of activities directed at various age groups was discussed. Motion to establish an Activities Committee and appoint Elaine Strinie as Chairperson. Approved.
- 3) The McGauley Property at 368 Meadow Lane: The portion of Meadow Road that services this property as well as the adjacent one owned by Steve Tedeschi was not located by the developer

along the track specified in the Master Plan of Chamonix Chalet Properties (Hampden County Registry of Deeds, Book 127, p. 10-13). As a result access to these properties is gained only by crossing common property. To rectify this a Permanent Easement may be granted. The McGauleys are selling their property and their buyer would like to have the Easement established. Our attorney, Mr. Pollard, has outlined the steps required:

- a) the seller obtains a survey showing the position and dimensions of the driveway suitable to be recordable as a "Plan for an Easement,"
- b) the Plan is to be reviewed on behalf of the WPOA by its attorney,
- c) the Plan is to be approved by the WPOA Board, and
- d) the seller's attorney makes the necessary filings at the seller's expense.

Given the time table for the McGauley's sale, the following motion was made:

Motion: Provided the first two conditions stated in letter to the McGauleys (a and b above; 1 and 2 in the letter) are met, the President is authorized to approve the Plan for Easement to be filed by the McGauley's attorney. Motion approved.

An identical letter was sent to Steve Tedeschi.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Respectfully Submitted,
Doris Shandell, Secretary