

Sky Hill Association

(Meeting Minutes)

Meeting was held on November 2nd, 2019 at the Windham Country Club. It started at approximately 11:10 am.

Stan began the meeting by doing a roll call. There were 10 members in attendance at the meeting, of which 1 member, Jim Lynch was present via phone. Everyone that was present at the meeting will have a **check mark** next to their name. See attached document labeled "**Attendance November 2019**", for those members that were in attendance. Stan also indicated that the main purpose of this meeting was to review the new assessment formula and any future road work.

2019 Meeting Minutes Reviewed:

Stan asked for all in attendance to review the September 14th, 2019 meeting minutes and if anyone had any questions or corrections. There were no revisions.

2019 minutes were approved.

Budget:

Stan reviewed each line item in the 20k budget that was presented in the September 14th, 2019 meeting. He emphasized that the "Road Surface & Shoulder / ditch repairs" line item in the budget, should be lower in future years, after the construction of the final house is completed in 2019 /2020. He also explained how the line item for "mowing" / weed whacking the shoulder was too low. The estimated annual cost should be around \$3000. He also reiterated that Ryan has 1 year left in his 3-year contract. We also discussed the **Future** Barn and Parking accommodations for the Windham Mansion on County Route 10 and the future impact, **to be determined**. We briefly discussed the future implementation of an oil / sand road surface, however the discussion was deferred to our next meeting, since members felt that the road surface on Sky Hill was in decent condition. In addition, due to the new home construction on High West, the road will need to be repaired and Stan was going to speak to Eric Vaughn, since he promised to restore the road to its original state, once all construction has been completed. Finally, Stan was going to follow up with Eric and others, to see if he knew who bought the Lanza and Fitz Patrick home, since the assessment remained unpaid.

Attached is the entire Budget labeled, "**Budget Report 2019**".

Assessment:

Stan also explained how the new assessment was derived, based on 19 owners, 17 home sites and 2 sites that remain undeveloped. The two undeveloped homesite will receive a 30% discount. If you take \$16,000 divide it by 18.4. The assessments are as follows:

17 Home sites: \$869.57

2 undeveloped (30%) discount: \$608.70

Finally, John will be circulating new invoices to all members to reflect the difference all member owed based on the new calculation.

Attached is the new Annual Assessment, labeled "**New Annual Assessment**".

BOTH Budget and New Assessment were APPROVED.

Bylaws:

Stan discussed the evolution of Sky Hills bylaws and how they were changed, but never filed with the county clerk. Hence, it was agreed that Stan would send Jim Lynch the bylaws to convert them to a word document, so they can be circulated to all members. Once circulated, all members can make any changes, which will be discussed in our next meeting, approved, then ultimately filed with the county clerk.

Meeting ended at approximately 12:05 pm.