

Minutes of the September 18, 2021 meeting of the Sky Hill HOA

Stan opened the meeting and acknowledged attendees. In attendance: Stan Hellman, Rob Juliano, John Doria, Nick and Carolyn Iacoviello, Jim and Suzi Novak, Vince Saraceno, Dominic Castoro.

The minutes of the 2020 meeting were accepted. Anthony Riccobono has moved and therefore will no longer be secretary. Suzi Novak volunteered to take the position.

Road Manager's Report highlights:

- Ryan can no longer do plowing for our road or driveways due to staff shortages.
- Stan checked with a number of vendors- the only one who is available is John Giordano of Blue Mt. Excavation.
- He agreed to a one-year contract for \$10,000 for the road. Last year's contract was for \$8,000 but it was scheduled to go up anyway so Stan feels this is a reasonable number.
- Contract provides for plowing when there is at least 4" of snow cover. He wants \$200/hour extra if he needs to bring in heavy equipment.
- Giordano indicated that he could do individual driveways but he wants a single contract for a flat fee- he will not bill individuals. He has asked for \$14,000 for doing all the driveways.
- In the ensuing discussion it was decided that houses with long driveways would pay \$1250 for the season and those with short driveways would pay \$625.
- Stan will write a short memo with the information and will send it out to all the homeowners so that people can vote on it.
- John Doria opted out. Those present agreed to cover the cost if one or two people don't want to participate.

Financial report:

- The document sent out needs to be amended
- The target cost of paving the road is \$85,000.
- If we took out a loan at 3% it would cost us \$10,000 a year. We already have \$10,000 if the budget is approved. The plan is to find some members to contribute towards the cost.
- Stan is proposing a 2-step plan: assess everyone \$1,000 and do the remainder with a loan from property owners. Stan is looking for a task force to take this on as a special project. Jim Novak volunteered to work with Stan on this.

Leadership:

- Stan volunteered to continue as road manager but acknowledged that he was not going to do it forever. Nick suggested that he write a job description and a list of resources as the start of a succession plan, and Stan agreed to do this.