HVECC BOARD MEETING MINUTES
May 16th 2023 7:00 PM
Members present: Kyle Ricks/Lot 2 (Secretary), Nancy Willey/Lot 73 (Treasurer), Sherrie Forslof/Lot 67 (Vice President), Wayne Brigden/Lot 77 (Trustee), Rhonda LaChappelle/Lot 12 (President)
Members absent: N/A

Homeowners present: Wayne Willey/Lot 73

7:05pm Meeting called to order.

7:05pm Meeting minutes from 4/18/23 – Kyle Ricks
Motion to Accept: Nancy
Seconded: Sherrie
Vote: Unanimous

7:07pm Treasurer's Report – Nancy Willey
$14,406.62 @ end of April
PSE was paid - $39.92

Lawyer Bill: $160 for the clarification on the covenants, and an expedited annual report filing fee

Policy Review for Traveler's Insurance for the liability for trustees and commons is suggested by the Insurance Company.

Motion to Accept: Kyle
Seconded: Sherrie
Vote: Unanimous

Unfinished Business

7:11pm By-Laws - Kyle Ricks

To Do:
Get lawyer review - Rhonda
Send to community for review to email comments – Kyle to write letter and Nancy to send with BBTA (Note: BBTA does not charge to ship notifications, we only pay postage)
Then board votes
Then ratification at the AGM

7:19pm Lawncare Scope of Work –Sherrie
Seems to be fine.

Wayne Willey mentioned the crushed limestone path is not being sprayed. After discussion it was confirmed that in the scope of work, it states:

Limestone Path Maintenance:
There is a crushed limestone path which bisects the Commons. This should be weeded regularly.

Should we amend the Scope of Work to include spraying?
Sherrie mentioned that weeding the path was not on their contract when they said it would. We could add the spraying to the contract.
Wayne Willey suggested that Weed Control is what it should be defined as.
Wayne Bridgen mentioned that this is a concern for animals as well
Sherrie suggested we mention non-poison spray.

Proposal: Replace "This should be weeded regularly." to "Should have weeds controlled without the use of toxic pesticides (should be safe for pets)." -Kyle

Second: Wayne Brigden
Yes: 5
No: 0

To Do: Kyle to update Scope of Work with new language and send email to Sherrie
Sherrie will then reach out to Birch Bay Lawn Care to see about getting the weeding handles.

New Business

7:32pm A community member are having a graduation party for their children – Wayne Willey

They asked Wayne Willey if they could park a camper on the commons for people to sleep in while visiting.

All board members had concerns about various possibilities that would be problematic.

Vote to Allow:
Yes: 0
No: 5

7:38pm Motion to Close – Kyle
Seconded: Sherries
Vote: Unanimous

Next Board Meeting:
Tuesday June 20th at 7pm at Nancy Willey's Garage, Lot 73 4880 Seafair Drive