

Scientists Cliffs Board of Directors Meeting

February 12th, 2022
Draft Minutes

Board Members in attendance: Randy Estabrook (President), Bette Dixon, John Wahl (Vice President), Harriet Yaffe (Treasurer), Brett Raynor (Secretary), Mark Smith, Mary Rubino (joined at 9:04am), John Little and Courtnie Krauss.

Note: the meeting was held remotely via Zoom.

Meeting started 9:01am.

MOTION - To approve the agenda as amended. Approved 8-0.

MOTION – To approve the January 8th, 2022 minutes. Approved 9-0.

Community Manager's (CM) Report – Steve Dean presented. Report highlights included:

- 11% of the annual budget was used in January.
- Water usage was high for January due to multiple water leaks (approx. 801,000 gallons), of which 2 were high output. They were discovered by staff picking up trash when they saw water come up from the ground at 2317 Acacia, Bay Road, and 2656 Aster.
- Exercised water main valves.
- Plowed and sanded roads several times
- Cut branches and bamboo back from road (residents are asked to cut back any from the road that they can to ease snow plowing).
- Installed concrete lintels along Ravine 8 and back filled washout with wood chips. In the process of installing water bars to stop future washouts.
- John Wahl and Chris Conroy discovered an abandoned catch basin on Althea, covered by a SMECO transformer box. SMECO was asked to move the box.
- The 4 large water meters that SCA purchased might not be used because they are unlikely to provide us with actionable information (our looped water system provides more than one route of water to homes). The meters are likely re-sellable.

Operational Advisory Committee (OAC) report – John Hollowell presented. Report available on Clifffers.org after approval at the March 2022 meeting. Highlights included:

- **Chestnut Cabin:** Need \$12,000 to finish repairs. Ask for this at the Spring meeting and establish a schedule for painting the Chestnut and the Community House.
- **Community House:** The grate for the side steps platform has been donated, and we need more information about roof insulation.
- **Road Inspection:** Will work on this after the snow is over. Need a “ball park” estimate for America Paving Fabrics. Discussed looking at roads that have excessive crowns.
- **Speeding on Aspen:** John Thorp raised the issue of people driving too fast on Aspen. It was the consensus that we look at other communities to see how they control speed. Speed bumps were mentioned, and using a portable speed bump is cheaper than installing an asphalt speed bump.
- **Snow Days:** The Gate A mailbox area needs to be shoveled.

Treasurer's Report – Harriet Yaffe presented the Treasurer's report. Full reports are available on Cliffers.org. Report highlights:

- 8.9 % of budget expensed in January; 8.9% year to date.
- Delinquencies:
2019-2 families-\$4491.99

2020-3 families-\$6637.88

2021-6 families-\$9944.59 (this is a significant reduction from last month).

Total-6 families-\$21,074.46

Note from the President: We may not recover part of this because one of the properties was sold at auction.

- Year-to-Date for 2022: Received 32.67% of dues (dues are considered late after mid February) and R&R 32.56%.
- Community Bank balance as of 2/10/22 is \$356,530.27. Bank Rating is 5 stars on Bauer Financial Bank Rating website.
- Fidelity Investments balance as of 2/10/22 is \$1,318,633.14 (the "R&R" Fund). New investment policy continued to be implemented by Budget and Finance Committee. Purchased additional \$15,000 of Fidelity Wilshire 5000 Index Fund. This will be repeated for the next month, pending any recommended changes from the committee.

MOTION – To receive the Treasurer's report. Approved 9-0.

OLD BUSINESS

Chestnut Cabin Additional Log Repair - At the January meeting there was discussion on funding an additional \$12,000 to address log repair and refinishing on Old Chestnut. The alternatives are to table this issue and put it on the Spring Meeting agenda [May] for the 2023 budget, or approve this additional expense as a Board Vote on an emergency basis. The concern is scheduling this work for this year and not waiting until 2023.

MOTION – Put the \$12,000 needed to complete this repair project to a community vote at the Spring Meeting. Approved 9-0.

NEW BUSINESS

Short Term Rentals - Internet Platform Based Rentals (IPBRs) - Task Force Survey Update - John Wahl presented on the progress of the task force created to form questions to determine the sense of the community on rentals. A definition of terms were agreed upon and presented, and when this questionnaire (this is not a vote) is sent out it will be available both electronically and on paper. The questions below as well as others are being considered for inclusion in the questionnaire (further task force meetings will be required to finalize the questions and their format before submission to the board):

- Should Short-Term IPBRs be allowed throughout Scientists Cliffs with no restrictions on number of units, number or duration of rentals each year, use of facilities or other limitations?

- Should Short-Term IPBRs be allowed throughout Scientists Cliffs, but with restrictions? For example, restrictions may include one or more of the following, or other restrictions not listed: The number of rentals allowed per home per year; the length of rental; with a fee being paid to SCA by the home owner; the use of amenities; a limit to the number of IPBRs allowed in the community, etc.
- Should Short-Term IPBRs only be allowed for those 5 residences already using internet-based platforms for short term rentals as of April 10, 2021, for as long as the current owners own these homes?
- Should Short-Term IPBRs not be allowed anywhere in Scientists Cliffs?

Nominating Committee Report - Presented by Brett Raynor: The Nominating Committee presented 3 outstanding candidates for Board service for the 2022-2025 term:

- **Sylvia Batong**, from Gate A, is a medical doctor. CliffNotes readers have benefitted from Sylvia's clear, timely, and data-rich reports from the frontlines of the pandemic. Sylvia has been a full time SC resident for over 25 years. She raised her children in SC. She has served on several committees including Pool, Program and Community House HVAC study.
- **Jane Jamieson**, from Gate C, is a civil engineer with a specialty in water resources. She works at the World Bank developing public and private partnerships for water resources infrastructure. Jane, her husband and son have been part time residents for 4 years. She is a former member of the Program Committee and serves on the Ops Advisory Committee.
- **Troy Juliar**, from Gate E, is the chief content officer of RB Media, the world's largest audio book publisher. Troy, his wife and son, have been part-time SC residents for over 5 years. Troy is a member of the SC Budget Committee and the Strategic Planning committee. He is also a member of the Board at Flag Harbor Marina in St. Leonard.

MOTION – To receive these candidates and send them to a community vote at the Spring meeting. Approved 9-0.

OPEN MIC

Margaret Dunkle – Spoke on beach access work at the end of Evergreen Road. Discussion ensued about an immediate solution to this problem which would involve people stepping across Margaret's property by only 1 or 2 feet to access the ravine, and save the community several thousand dollars of building work. Margaret mentioned concerns over liability and has yet to grant permission for that solution. The 2022 budget does not include funds to build alternative access to this ravine, so funding would need to go through the normal budget approval process, leading to possible inclusion in the 2023 budget.

Troy Juliar – Spoke on bees and potential community interest in bringing bee hives to a community area. Topic referred to OAC for further discussion. Steve Dean will investigate how bees on community property would affect our insurance.

MOTION – To adjourn the meeting at 10:25am. Approved 9-0.

Faithfully submitted by
Brett Raynor, Secretary