

West Point BOD Meeting

5-28-16

8:15 AM/Simler's

Meeting called to order at 8:26am

Board members present: Simler, Foley, Norwell, MacInnis, Dauwalter, Gasbarro, and Gentile.

Review Current Financials

Review FY 2016 expenses to date. – Bruce

- Expenses in line with budget with exception of road maintenance that may go over the \$5,000 allotted budget. Extra work needed last year.
- Unexpected expense to replace (1) bubbler this winter.
- Bob M. to order a new swim line.
- Bob M. to look into need for sand and some new picnic tables.
- Bob M. to ensure basketball court surface is installed.

Members with late annual dues – All

- (3) Members with outstanding dues: Bienvenue, Lahaise and Comeau.
 - o Person in charge of Bienvenue property expected to pay when house is sold. Board agreed to remove the late fee for up to (6) months at which point if the dues has not been paid, a late fee will apply.
 - o Bruce will further communicate with Lahaise.
 - o Board and Comeau have agreed to defer until a decision is made on dues for property owners with (2) contiguous lots. (to be discussed later in the meeting).

General Discussions

Potential sale of Drake property. - Bob S.

- Property is listed on the market for \$100,000
- Property owner claims that his deed says he doesn't need to pay WP dues. He has never paid dues on the property.
- Tony made motion per below: Seconded by Bruce – Unanimous
 - o Board agrees that when the property changes hands, the new owner will be expected to start paying dues.

Transition status of the Treasurer duties. - Bruce & Dewey

- Going forward, all bills should be sent to Bruce
 - o 969 Main St. Suite 201, Walpole, MA 02081
- Dewey has passed on all records to Bob S.
- Bruce has checkbook and will complete necessary paperwork at the bank.

Minor Dock repair status – Tony

- Diversified Marine expected to have this fixed before Memorial Day. New target is the end of next week.

Dumpster Fencing – All

- Board agrees that the current system of (2) dumpsters in different areas of the parking lot without any type of fencing around the dumpsters is working well and will remain in place.

Single WPLI Assoc. dues versus multiple lot ownership – Bob S.

- Board members provided input and ideas about how to best handle this.
- Bob S. presented historical information, an updated property map and a few options to consider for resolution.
- Board did not make a final decision. While a quorum was present, the board felt it need more time to draft language that would guide future decisions in this matter and allow board members not present to share their ideas.
- Action item: Board needs to clearly define scenarios where a single or double dues will be issued for contiguous lot property owners. This definition should take into consider lots in the Association that have been involuntary merged. Board members will work on this language in the coming weeks and a decision will be made at a future board meeting.

Additional subjects - All

John F. - trash contract renewal. More discussion required.

Bob S. – asked John F. to look into purchasing a new metal “Welcome” sign that is duplicate in design and size to the current wooden sign.

Adjourn

Tony motion to adjourn. Bob S. seconded motion. Adjourned at 10:02am