

Sprongs Bluff Landowners Association
Annual Meeting
Minutes
July 4, 2015

The Sprongs Bluff Landowners Association met on Saturday July 4, 2015 at 10:00 a.m. in the “Town Hall”.

Present: Janice Adair, Art Adams, Jan Ferry – Axman, Rick Bush, Mike Byerly, Emma Byerly, Bob & Carol Colvin, Yeates Conwell, Bob & Ellen Cooper, Kristi Finch, Nancy Fiorentino, David Fitch, Ruth Gaylord, Susan Gaylord, Ellen Hobbie, Kate Hobbie Storms, Lorraine Holla, Bill & Sandy Jeffers, Mike & Adreinne Kllc, Karen Kondolf, Bob Laird, Manfred & Amy Lichti, Scott Lucieer, Sarah Meyers, Gay Mills, David & Julie Mitchell, Sarah Parsons, Elizabeth Gaylord Raynor & Jonathan Raynor, Doug & Donna Riter, Ed Saphar, Jim & Miriam Scardinale, Matt Shuman, Freida von Schiller, Mark Strodel, Larry & Karen Whitbeck.

President Scott Lucieer called the meeting to order at 10:20 a.m. where everyone was welcomed.

Minutes from July 5, 2014: Treasurer Jim Scardinale read the minutes from the annual meeting held on July 5, 2014. Mike Kllc motioned that the minutes be accepted. Manfred Lichti opposed that the minutes were not complete. Then there was a discussion about what was missing from the minutes. A motion was made to amend the minutes with an Addendum added by Manfred Lichti. The motion was seconded and carried and approved by all.

Treasurers Report: Treasurer, Jim Scardinale distributed copies of the Treasurers Report for the fiscal year July 1, 2014 – June 30, 2015

(See Attached). A motion was made by Adrienne Kille, seconded and carried that the Treasurers Report be approved as presented.

Landowners Association Dues: It was agreed on that the Landowners Association dues remain at \$100.00 per household for 2015 – 2016.

Snow Plowing: A discussion occurred about the snowplowing dues. It was agreed on that they would be the same for every household. The cost for the plowing would be at \$30.00 for everyone. Bob Colvin made a motion that this price be accepted. It was seconded and carried and agreed by all.

Road Work: The Road Work was discussed and approved by all. Jonathan Raynor brought up that this work should be done by the community coming together next time that it is done. It was agreed on that this be so.

Tree Work: A tree at the Bush/Cooper Compound needs to come down. It is situated on the 40' right of way so the Association needs to pay for it to come down. Bill Smith is getting quotes for the job. So this work is tabled till price is decided on.

East side Bridge: Scott Lucieer started a discussion about the East side bridge. He spoke to Josh (last name) from Grandpa's about the progress of this work. Scott was told that 1 of the 2 pieces of bridge was broken over the winter and needs to be remade. More study is needed for this bridge to go in. David Fitch described how the bridge buckled up this winter from the terrible temperatures that we had. He said that we will need this new bridge to have Piers go in for stabilization, which means that we have to talk to the DEC to see if permits are required. This work was tabled till more information is

collected.

Propane participation: Bob Laird first thanked Larry Whitbeck for finding the great price for propane this year. Bob distributed a copy of the prices for the propane and procedure needed to switch tanks since we are switching companies. He asked people to remember to sign the signup sheet for this matter.

Dumpster participation: Bob Laird told everyone that the price for the Dumpster went up to \$6.00 per month. A listing of what can and cannot be placed in the Recycling bins was distributed. This list will be posted on the sprongsbluff.com website. The dumpster is too high for some Landowners so Bill Smith will be building a platform for this cause. It was told by Jim Scardinale that we are going to be purchasing Back Run for under the dumpster. Matt Shuman said that he has a tamper to help with this stone work.

Corner near Sign: Doug Riter brought up the “Corner”. It was said that the Corner committee will met “shortly” to finalize thoughts for what will happen to finish up this work. A discussion occurred and a motion was made by Manfred Lichti to do what was promised in an email that the whole association received. Motion died due to no second.

Addendum to Bylaws from 2014 from Ed Saphar: Scott Lucieer read the Addendum as written. A discussion occurred and only 1 word needed to be changed.

(Original)

Responsibilities of the Executive Committee:

The primary responsibility of the Executive Committee is to implement maintenance of the road right of way in the condition approved by the membership and other projects approved by the membership. It is also the responsibility of the Executive Committee to

receive ideas for additions and improvements to the common areas of the Sprongs Bluff neighborhood and bring plans and recommendations to the membership for approval. All changes to the precedents established by approval of the membership should receive the approval of the membership by either the Annual Meeting or special meeting, with two week notice, by a majority of the members present. Due concern of the minority interests and those most affected shall be considered by members in voting.

(Voted on)

Responsibilities of the Executive Committee:

The primary responsibility of the Executive Committee is to implement maintenance of the road right of way in the condition approved by the membership and other projects approved by the membership. It is also the responsibility of the Executive Committee to receive ideas for additions and improvements to the common areas of the Sprongs Bluff neighborhood and bring plans and recommendations to the membership for approval. All changes to the precedents established by approval of the membership shall receive the approval of the membership, upon two weeks prior notice, by a majority of the members present either at the annual meeting, or at a special meeting. A special meeting may be virtually convened by any means of electronic communication if time is of the essence and approval is required at a time of the year when many members are not in residence on Sprongs Bluff. The Secretary shall be in charge of contacting members electronically. Due consideration of minority interests and of those most affected shall be considered by members in voting.

In red is what was changed and voted on

Motion was made to make changes by Mike Kllc it was seconded and carried and agreed by all. Nancy Fiorentino made a motion to accept new Addendum of the full changes it was seconded and carried.

Addendum to Nomination Committee wording: Ed Saphar read the new wording for Article IX of the Bylaws. A discussion occurred and items need to be added to the Article. Nominating from the floor needs to be allowed, 1 week prior to the meeting the Nominating Slate needs to be given to all members, 1 Executive from the board

excluding the President and 2 people from the members shall be on the committee. Ed Saphar motion that we except these changes it was seconded and carried. Overall changes were motioned by Bob Cooper it was seconded and carried. Ed Saphar motion to use the new bylaw and it was seconded and carried and agree by all.

Motion to add 5th Person to the Board: A discussion occurred and it was voiced that the 5th Person is the membership of the Association. It was suggested that the past President be the 5th person. That was not accepted. Ed Saphar voiced that it is suppose to read “Executive Committee” not Board. Amy Lichti noted this change. This was motioned on by Matt Shuman to keep 4 people on the Executive Committee. If there is a 2 to 2 vote on any issue, then the Association would voted on it. It was seconded and carried. Doug Riter motioned that everything stays the same on the Executive Committee. It was seconded and carried.

West End Common Area: Scott Lucieer brought up that he had talked to Bob Cooper about setting up a time for cleaning up the West End Common Area. It will be a volunteer effort to put in a path way down to the water with enough access to put in canoes and/or kayaks. Matt Shuman offered help with stone and machine work to clear up debris. Scott and Bob will set up a date to do this work.

New Board Members: Mark Strodel was elected to be the new vice president (2 year term). Amy Lichti was elected to stay on as Secretary (2 year term). Motion was made on the new board member by Mike Kllc and it was seconded and carried.

Speed Limits: Matt Shuman asked people to spread the news with

all their visitors about slowing down at the top of the hill near their residence due to coming of new baby.

The meeting was adjourned at 12:08 p.m.

Respectfully submitted.

Amy Lichti