

CSL Board Meeting – 19-Oct-2009

Members in attendance:

Don Rye
Lewis Williams
Bryant Soble
Traci
Bill – UPA
Charles Nurnberger

Quorum Established:

Lewis opened the meeting –

Reports:

Treasurer = Budget is close to alignment with projections through not exact due to reclassifications of expenses – major repairs. The budget will balance within the next month as the actual costs are leveled against the proper accounts.

UPA – Seeding, aerating, and mulching are underway for the community areas – trails – Corvette and Rudder – had overgrown – in process to restore. Additional effort around paved trails – Schooner

Issue of accident at crosswalk of student on way to QLMS – Board and UPA working with York County to install traffic signage, possible request for sidewalks on the initial entrance way. Sherriff in process of scoping traffic rates and speeds in community. York County Board of Supervisors will address this issue.

Addressed Eagle Scout project and status

Addressed condition of pier sealing

Resident mentioned Bench on Pier – Liked the construction – it was an all-volunteer effort from David Bailey and the current BOD.

Open Session notification change as to why the meeting is earlier

Asking for comments from residents – looking for inputs

Agenda

Minutes Approved

Accident previously discussed

Budget

Will approve new budget this evening

Addressed Cost increases – Reserve level not meeting required levels due to expense issues (Pool Maintenance and Repairs, Re-surfacing of Parking Lot, Pier Maintenance). These funds must be replaced to forestall issues from occurring and funds not being available

Eagle Scout project – underway – progressing well

Neighborhood Award – Where to put the award Sign

Neighborhood Watch – Phil Kandel is lead – looking for watch captains in all areas

Rules and regulations committee – Validation of existing rules and amendments to rules other than by-laws. Where by-law changes are required 75% of homes must approve of the change.

Tanner Contract Changes – current service level and response level is deemed by the BOD to be not in compliance with contract – Looking at amendments to to contract to address this issue.

--- New Business End –

--Old Business Review –

Security Cameras – looking at providing a higher security level for common area (Clubhouse and Pool)

Review of costs for community – Looking at a monthly charge uplift from \$1-\$3 per month to absorb change.

Resident discussed:

(Oct 29, 2007 to Spring 2008) Toilet in clubhouse – running constantly – issue repaired

Pool Opened – Still running

Pier is a money pit – resident believes the community cannot afford the continual maintenance of this structure – Board has addressed this issue – Super Majority of community will need to address this issue.

Resident requested further information on traffic study – BOD has no further information from Sherriff office.

UPA advised that York County will not fund a sidewalk due to lack of funds

Crossing Guard – Is this available

Resident addressed on-street parking issue of cars overnight that are not residents of community – This resident has taken action to contact the sheriff on this issue

Speed issue in community is a issue –

BOD will entertain passing a no-park-on-street – Next meeting

Resident volunteered for Neighborhood Watch

Resident discussed Trash Surround at 806 – Issue is at 806 –

Rules and regulations committee – Possible driver for committee identified – PTA

Public Portion is Closed.

Open Of Business Meeting:

Item is Budget

Motion Raised to form a Rules and Regulations Committee – (Lewis)

Motion Second – Charles

Motion approved 4/4

Committee Formed

Initial Chair is Lewis, Vice Chair is – will strive to form committee minimum 3
goal is 5 members

Tanner Contract – Need a better review system on actions assigned / not completed

Will get three bids for renewal of effort

Motion made to request this action by UPA

Current contract is a three year with increases – year over year

Will work to create RFP that gives BOD /UPA additional rights and powers for
termination for cause – no 30 day period

Spirited Discussion on Budget

Charles and Lewis to submit and cross check budget approaches – Will
compare/contrast and submit to BOD for budget cycle approval. Approval will be
by E-Mail – Final is due to UPA 1-November

Adjourned