

OCTOBER BOARD MEETING
MONDAY 7 P.M. 10/20/2025
IN PERSON

CALL TO ORDER

Board Members- Mary Fran Koester, Kevin Kehrli, John Foff, Bob Shumaker, Frank Kane, Jenna Chorba and Attorney Chris Farrell
Community members- Christopher Cawley, Maura Farr, Ruth Burke, Chris Donohue, Barbara Giovagnoli

Bylaw Article IX Section 1 - Board Officer Elections

John Foff motions, Bob Shumaker seconds. Motion of officers approved

SECRETARY REPORTS

Minutes September Board Meeting Minutes Approved.

Communications

Three community members reached out in opposition to the cellphone tower. They requested the minutes related to the topic which will be passed on.

TREASURER REPORTS

P&L / BS / Checks / AR

-Bob Shumaker motions to approve, Mary Fran Koester seconds. All in Favor.

Work Proposals / Contracts

-Leaf and Ditch Cleaning and Snow Removal contracts have been removed. NC Outdoor Services will do both jobs.

BUSINESS REQUIRING ATTENTION

Violations of Rules

-West Shore Common- Conversation regarding use of West Shore Common with community members in attendance.

-53 East Shore- Still no hearing date set.

-18 Little Lake Road Letter- A letter will be sent to property owners requesting plans.

-Tulake Common Meeting- The complaint will be addressed with the community member in question.

General Meeting Recap

-The meeting was a success.

Assigned Director Responsibilities

-Reviewed specific duties of directors and officers

- Additional Check signers will be Mary Fran Koester (Vice President) Jenna Chorba (Secretary) and Bob Shumaker (Assistant Treasurer)

Insurance Coverage

-The board will investigate the cost of insuring commons docks.

REGULAR BUSINESS

Rules & Regulation Review (Nov. 2025 – Mar. 2026)

-Goal is to have rules set by April 1.

Community Advisory Group

-Jeri and Barbara met and discussed. Kevin and Frank are also on this committee.

Cell Tower

-There were 3 community members who reached out in opposition to the cellphone tower. There are no other updates at this time.

Bever Hut Removal

-No updates.

East Shore Common Planting

-Bob sprayed the Japanese Knotweed a few weeks ago on commons property and some private property at the request of homeowners. Fall planting will take place soon.

Generator

-If the generator is purchased by the end of the month, there will be a 10 year warranty.

NEXT MEETING DATE

Tuesday Nov 11, 7 PM – Zoom

Meeting Adjourned at 9:45 PM