

Call to Order: 6:00PM

Roll Call:

Leaseholders Present: 17

BOD: Kosha Long, Vice President

Char Schulz, Treasurer

Linda Enger, Secretary

Lynn Brem, Director at Large

Staff: Barb Gilger, Park Manager

Opening Statement – Kosha Long

Welcome to the first work session of the spring. Kate will not be here today and will likely not be here next week. We will run both meetings with the four of us.

Facilities Manager Report - ATTACHED

- **Discussion**
 - Neighbor across the street wants to pay to top off our trees at the road.
 - We will not let them do that as topping them subjects them to disease, and the trees are a barrier to noise and dust pollution
 - What is the status of the Engineering work? Is there a plan yet?
 - The work NTI has done so far is for pulling together all our data like drainage maps, septic maps, etc. and storing it off site.
 - They were going to take aerial photos but the weather interfered with the drone's battery operation – need the status on that.
 - We will contact NTI this week and get an update, if not in time for next week's BOD meeting, then for next month's work session
- NOP internet service is now available to purchase
 - One person at the meeting has the 39.95 service and said it works well.
 - If you have the service and can't stream video, you need to purchase to the next package up.

Finance Team:

- Reserves
 - We will review the reserves to make sure we add new items like "Big Orange" (the tractor).
 - We are 67% funded. Not bad but not great.
 - We raised the dues this year to increase Reserve funding.
- 2016 Compilation Report
 - The current report was completed on March 8th
 - It is available for review at any time
- March, 2017 Financials
 - Every month Melinda does a stellar job of providing the following reports:
 - Balance Sheet
 - Profit and Loss by Class

- Actual Performance Report
- Summary Report
- Reserve Expenditures Report
- Profit and Loss Budget Performance -**ATTACHED**
 - There are very few items to get concerned about
 - Some expenditures are underrun because we haven't gotten to them yet (ie: landscaping)
 - Some income (ie: electric and laundry) is higher than in the plan
 - Overall, on a twelve-month basis, we are on track
- Balance Sheet - **ATTACHED**
 - Reviewed the difference between Reserves and Operating Budget
 - When we save money on our Operating Budget like we did last year, the BOD decides what to do with it. Last year we put most of it into Reserves.
 - Reserves are used to repair/replace current assets like Radclyffe. They are NOT used to purchase new assets like the tractor which we purchased with a combination of donations and some of the 2016 Operations budget savings.

Long Range Planning Committee

- First meeting will be in May, 2017, when all members return.
- Please consider signing up for this important committee.

Pet Committee

- New signs on the Nature Trail reminding everyone to keep their dogs on leash
- When we get the 2017 committee together we will elect a chair
 - In the meantime, Kelly will serve as interim chair

Green Team

- We are continuing with the recycling
- The Green Interest Group goes back to being a committee in May

2017 Season Committees

- Sign-up sheets will be in the office for all committees on Monday afternoon
 - Please consider signing up and getting involved

Requests for Action

- Speeding
 - Fines – by consent to action, the BOD decided to not add any language to the rules that address fines because it would not help us carry out fines
 - Complaints about speeding are “she said she said” and there is no PROOF of the violation
 - Without proof, we cannot assess fines
 - Awareness Program – the BOD agreed to proceed with a Speed Awareness Program

- Melinda and Barb were tasked with managing the program
 - They have come up with some new signs and posters
 - They will continue to come up with innovative ways to remind us all to slow down
- Bottom line; we must take responsibility for ourselves and each other.
 - When we observe someone going too fast, we should call it to their attention
 - When we are going too fast and a neighbor calls it to our attention, we should slow down
- Variance Requests from Anne Lizborne
 - Variance request for shed placement
 - Wants a variance to put an 8X10 shed at the front of lot 117
 - She has drawn a proposal that places the shed two feet from the border line on the west side
 - Anne feels there is controversy about whether to do that. She has noted nine properties with sheds at the front or the middle of the property
 - **Discussion**
 - The rules say that the shed must be at the very back of the lot
 - It must be ten feet away from the building per the County
 - This is setting a precedent and I don't agree
 - We need to think about how the park looks
 - Sheds were placed at the back of the lot to prevent a problem with visibility at driveways
 - Since you have two lots, could the 117 structure be moved closer to the road and could the shed be put behind it?
 - Where I have it marked out, there is room for parking
 - I must object to a variance because the rules about sheds were made for a very good reason. I think that a shed put on the front of a lot is a problem and will continue to cause problems.
 - What were the reasons?
 - Sheds are not very attractive and we all live in a very tight space. If everyone puts a shed at the front of the lot, it will make the park look really bad.
 - The County now says we have to have sheds 10 feet from any structure. I would argue for flexibility and take in to account the need of our leaseholders.
 - The reason we have a problem is when we were butting sheds up against the park model, the gun man complained. The County then stopped allowing us to butt sheds against our park models. These are County rules and we can't break them.
 - I want to make a point about some of your examples, some of the sheds you referred to are on the back of corner lots.

- The reasons sheds were allowed at the front of the lots differ from lot to lot.
- I would lean to approving a shed if you would consider putting the shed at the back between the two lots. You can always move the shed when you go to sell your lots.
- There is a concept in Architectural Design called positive and negative space where you place structures together in a place that is positive to the other structures. I noticed when I looked at where you are proposing to put the shed, it created a positive space with regard to your neighbors lot. You did a really nice job with your proposal.
- While I appreciate the concept of positive and negative space in architectural design, I think we need to be concerned about positive and negative space in our relationships with our neighbors. I would suggest Anne places that shed between the two trailers at the back of the lots if possible, creating a positive space with her two trailers.
- Variance request for painted design on trailer
 - I applied for a variance last year and was rejected because I submitted a rough draft. I would now like to apply for the variance from the BOD to paint this design (Anne shared a painting of her design with the group) on the front of my art studio room.
 - The first application was declined based on the ARLC rule that mentions “garish” design. “Any design that is outside the norm.”
 - **Discussion**
 - I am uncomfortable with the word “garish” and the definition being used for it.
 - What is garish to me may not be garish to another person.
 - Summer before last there was a motorhome on 5th St. with a very colorful mural of angels on the front of it. I don’t recall any complaints about it.
 - Definition of “garish” according to GOOGLE:
 - “Obtrusively bright and showy, lurid.” Ie: “garish shirts in all sorts of colors”
 - I don’t believe Anne’s proposed design meets the definition of garish. I’m only one vote but I’m leaning toward approving the variance.
- Meeting Adjourned at 7:28PM