

# Wally's Woods Board Meeting Agenda

June 25<sup>th</sup>, 2016

NOTES (Taken by Michelle Filicicchia)

Time to Start: 9:00 a.m. EST

Time to Finish: 10:20 EST

Attendees: Patrick; Lyndsi, Michelle, Steve, Eileen, Chris, Meg

1. **Welcome**
2. **Treasurer Update**
  - a. Dues / Fees Update – Trickling in
  - b. Checking / Savings Update (6800.00 estimate); Check with Kristie on outstanding invoices: Savings: 12866.13; includes contribution from Aunt Ruth. Great shape at the moment.
3. **Kathy Hernandez Sale of Shares Update** – haven't heard from her yet. Sent documents for her to sign. We need her signature before we start payment. Patrick to reach out to her to follow-up.
4. **Property Maintenance Update**
  - a. Power Line Down in Campground – UPDATE – Ryan and Patrick to try and hang. Power line is not broken – try to do this by July 4. Eventually we'll have to address this. Lines are attached to trees – possibly bury the lines – for now – the line is down and power is off. Steve: would it help to have the man lift down there? It could help – would be a 2-person job. Would be helpful.
  - b. Water Treatment and Water Conditions – UPDATE: Ponds look really good. No damage to the lake after the storm.  
Steve: any limbs to take down from the storm? Chris – look for snags by the cabin and campground.  
We lucked out with the storm. Chris to keep the eye on hanging limbs.
  - c. Invasive Species Update: Looks really good based on what we worked on in the spring. NEXT WORK DAY – August 27, Board meeting, August 28; Oct. 22 (WORK Weekend) Anything Else? Keep an eye on the bridge – Chris.
5. **Family Reunion – Summer 2017**
  - a. Dates – end of July 28 – 31, 2017
  - b. Tie in with building
6. **New Building Project**
  - a. Where We Currently Stand
    - i. Budget (30,000 to start with); be flexible – try to stick with. We voted on this last year.)
    - ii. Timeline (one month out to start) (5-6 weeks once you decide to move forward)

Talked to Carroll County Commissioner – building codes – there are none. You can have any foundations – no electrical codes. This will work on our favor. Tax side – stick built building – assessed in the spring (once a year). Assess building only – no property. Won't see tax difference based on what we've seen in the past. Received permits that we need. Pretty simple. We need the drawing and layout of the building. Permit is not as expensive – non-traditional. Patrick to fill out permit once we decide on a structure.

Be done with the project by next spring – this fall would be great too.

b. Building / Material Quotes

- i. Portable Building (16x36) – Patrick went over the quotes. Higher grade metal would protect us.
- ii. Permanent Structure

c. Discussion:

Question: Meg – can we insulate from the inside for heavy rain? Patrick – 8 foot walls – you could put a ceiling – sheet rock – help muffle sound. It's more expensive to do the metal roof. Charlie – Spray Foam - might be an option. Insulation to avoid moisture. Missing – flooring – need to include that pricing.

We kept hard items. Threw

Overhang – would be great – platform deck.

Cost and maintenance –

39.00 / sq. foot

33,600.00 (864 square foot) – goes up.

Meg – agree with me. If there are no structures for people to stay. If you can't stay there, why build it? Most people will not own an RV – drive to the lake.

Gallogly's would benefit and want a structure to stay. A real place for people to stay. Use the lakes the way we would love to use the lakes.

Chris: the main thing – if we go with that size – maybe we can't do everything this year.

We want it to be easy to use – overhang – you can add on in the future. Get a structure started for now.

Steve – saw a similar structure – like the larger size.

Chris – go with Steve and take a peek.

Agree on rodent proof.

Eileen – get the structure put in. Spend a little more money right now for a bigger structure for now. If we can add on a wall later. Get the initial structure in. Work on interior. Need to be cost effective. Be wise in how we invest in this.

Meg – what about making arrangements for sleeping arrangement?

Meg – need accommodation for sleeping arrangements would be good.

PATRICK: need bedrooms – and want a bigger structure. What about increasing.

Lyndsi: 35,000 max.

Mike to say that we could use some of the money from invasive species.

We have the extra money – Lyndsi but right now – we wouldn’t want to tap into the invasive species.

Eileen – any additional expenses with sewer and septic – do we need to test the sewer system? Lyndsi – no issues as of this spring.

Checking numbers from Invasive Species.

Chris – we can do

Chris – like drawings Steve came up with.

RECOMMENDATION: Keep budget at 30K and check out the building (Patrick, Michelle, Chris). GET solid figures.

LYNDSI: Getting the shell up first. We need a building. Over the years we can put things in. If we can get the building up.

MICHELLE: Sliding wall (Meg liked the idea)

d. Establish Timeline:

PATRICK Every other week to phone meet to move forward. Understand what we need and want. NEXT WEEK – July 9. Next Steps: Chris, Steve, and Maybe Patrick to look at the building.

Heading in the right direction. Steve will check with lumber company to see about how long it

AGREEMENT ON: would take. July 9 – 9:00 a.m.

Stay with budget

24X36 (bigger building); look at the type of building.

MEG – mentioned about the bathrooms and making sure we have room for 2 bathrooms.

Fine tune other building.

NO VOTE TODAY

7. Adjourn