

E.P.O.A. Board Meeting
February 24, 2008

In Attendance: Stan Wondolowski, Tici Lutjen, Nancy Cole, Ande Craugh, Jim Lyons, Bob Ingram.

At 13:10 President Stan Wondolowski called the meeting to order.

President's Comments: Stan opened by informing everyone of a general outline of yesterday's Village District meeting. Mr. Smith is to be a 3 year Commissioner. The motion to return the water bill to the original \$50. was voted down. The water bill in general was heavily discussed during the budget meetings. As we did not have a quorum last meeting, Stan made phone calls to obtain a vote and the E.P.O.A. provided refreshments for the Village meeting yesterday.

Review of 10/14/07 Minutes: Typo to be corrected, Jim made motion to approve, Tici seconded and the motion passed.

Treasurer's Report: Review of January Report, Tici made motion to accept, Bob seconds and the motion passed. Ande states that on the current report, the deposit reflects new members. Tici made motion to accept, Bob seconds and the motion passed.

Ande states she received a tax notice from the bank on interest earned and tax amount - do we file taxes? We do not believe we do, will check on past practices with Bonnie.

Correspondence: Tici states she has not received much lately, but did receive an inquiry into a 'real estate co.' renting property in Eidelweiss. She responded that the E.P.O.A. does not make recommendations. There was an inquiry into available pictures of the Village. Ellen responded to this person to look on-line or check at Town Hall. Stan received some correspondence informing him that Maingas will not swap a customer over to their product if there is any propane left in the tank. Maingas will pump out current propane, but they charge for this.

Maingas: Information has been received on a competitor's program and discounts. However, this program is not negotiated by the E.P.O.A. It is possible that the program could benefit members who use oil, not propane. Possibility that the E.P.O.A. could buy a business membership into this program for all oil using members will be looked into. Information on this program could be included in the upcoming newsletter.

Ski Tickets: Tici states current balance in account is \$399.11 and that should be a good opening balance for initial costs.

Membership: One new Homeowner and one new Landowner have joined. Tici raised the question of pro-rating the fee. Stan referred back to previous discussion on this matter and decision that since fee was small, it should not get pro-rated. Ande questioned if we would do a membership drive with the newsletter or separate; separate was decided.

Website: Bob will contact Ellen to see if he can gain access to make updates to the website. He may need specific software, he'll find out.

Discussion on obtaining e-mail addresses with membership app and privacy statement. Will make a plea in the next newsletter for e-mail addresses to be included with membership for the quickest conveyance of priority information. The application goes to all property owners, it is mailed in April and due in May.

Socials: Discussion deferred to next meeting as there are no current plans.

Real Estate: Stan asked Jim if he knew of any way a group could go into a tax assessment for an area: i.e. the disparity between Village houses on a pond and houses on Silver Lake. Jim explains that most of the Town is off, in both assessments and market shares. Market Values on Silver Lake are much higher than the assessed values, while those within the V.D.O.E. are assessed much closer to market value. Shore Line Frontage fees should be much higher for a house on Silver Lake than for a house on Pea. Jim would recommend an appeal to the State, but doubts it would go anywhere as Madison is currently being re-assessed.

Town & Village: The Coleman dig that is under Cease & Desist order could effect our aquifer and well. The Village will be looking into a specialist to review the situation. Tici suggests E.P.O.A. send a letter of concern to the Town Zoning Board. Discussion followed that we believe we may be against the current by-laws to get involved as the by-laws state factual and positive communication of issues.

Discussion followed about the wording of Article 1, Section 3. What is the definition of community as used in the opening sentence? Will visit this issue later today.

Updates: Bob informs us the new house signs are in, he believes this order of 25 should hold us for a while. The total cost of the signs was \$325. The numbers cost \$2.50 each and are ordered as needed.

By-Laws: Article 1, Section 3 seems to severely limit what the E.P.O.A. can do as currently worded. Would like to update 'the community' as found in sentence 1 to 'it's members, the Association and the Village District.'. Would like the next sentence up to the word 'communications' to remain, however update 'reflect positive attributes and goal-oriented statements concerning the community' to 'be true and accurate representations of the issues as presented.'. Would then like to remove all remaining wording within this paragraph from the current document.

Article 1, Section 2.1 Would like to update 'To promote cooperation among the members of the Association and their guests and, for their mutual benefit,' to 'To promote and support the best interests of it's members in respect to private property rights, integrity of the infrastructure, public safety and a healthy environment. All of which will ultimately enhance the image and reputation of the Village District.'.

Stan suggests By-Laws be the primary topic for next meeting.

Next meeting will be held March 16, 2008 from 1:00 pm to 3:00 pm at the Madison Town Library.

Brief discussion on the flexibility of the Annual meeting in May. It does not have to be the Saturday of Memorial Day weekend, it can be whenever we decide. Will determine at next meeting if this year's meeting needs to be moved.

At 3:30 pm Tici motioned to adjourn the meeting, Bob seconded and the motion passed.