

QUEENS GRANT REC SEPTEMBER 21, 2021 BOARD MEETING MINUTES

Members present: Jim, Bill, Victor, Sallie, Ruby, Daphne; absent: Ron

Jim called the Zoom meeting to order at 7:00 p.m. Upon motion by Bill and second by Jim, the minutes of the prior meeting were unanimously approved.

Following discussion of the proposed 2022 budget previously circulated by Bill, members agreed to set dues at \$1,250 per quarter, which should build reserves up to \$156,000 in 2022. Bill moved to approve the budget, Sallie seconded, and all voted in favor.

Bill, whose service to REC this year has saved significant accounting expenses, moved to proceed with a reserve study from the operating budget; Sallie seconded, and the motion passed 6-0.

Jim provided an update on the pool. He will try to get a written repair estimate and will keep the Board updated. The survey results on the WWTP issue were mixed. Concerns about heavy equipment and flashing yellow lights 24 hours a day were expressed. Jim will circulate a provision the town would like us to sign. Issues of apparent vandalism of sprinklers and of possible impermissible construction over riprap were discussed and will be investigated. Victor will have more on the Community Manager vendor description at our next meeting. Jim will work on getting out a newsletter.

Ruby presented a policy for due process prior to suspension of privileges/services and for fines for violations of our legal documents, rules or regulations. Victor moved to adopt it, Sallie seconded, and it was approved 6-0.

The next Board meeting, if needed before the annual owners meeting, is tentatively scheduled for Wednesday, October 5 at 7:00 p.m.

Upon motion by Ruby, second by Daphne, and all in favor, the meeting was adjourned at 9:15.

Respectfully submitted,

Ruby Ballard

Secretary