



Peete River Farm Board Meeting September 27, 2020 3PM Home of Regis Ruffison

Members present: **Regis** Ruffison, President, **Drew** Goodwin, Vice-President, **Paul** Hendrix, Treasurer, **Greg** Reynolds, Director, **Bobby** Glass, Director, **Eric** Smith, Director, and **Pauline** Lilley, invited Guest Homeowner.

Members present by Zoom: **Nancy** McDonnell, Secretary, **Brian** Conley, Director, and **Mike** Sullivan, Director.

Review of minutes from August 4, 2020 meeting - Approved

Treasurer Report - review by email - Approved

Account balances as of today September 24, 2020:

\$26,195.29	General Checking
<u>15,441.37</u>	Community Dock Fund
\$41,636.66	

Outstanding Property Owner Dues

\$400 - lot # 48

Peete River Farm Improvement Assessment

Regis opened the meeting with discussion points surrounding the survey he circulated to the Board asking for input and priority levels for different projects within our community. Took the top three priorities to address at this meeting. The top three were: Landscaping, Community center with possible Sports Court, and the Trailer Parking area. The board plans to have cost information for each of these projects available for the December meeting so we can evaluate each project and prioritize the projects as immediate and long term goals for the community based on available funds. These three projects were set up and reported on as follows:

Trailer Parking Area: * Trailer Parking area - Drew volunteered to get bids for new asphalt paving versus recycled asphalt for our existing area, and additional costs if we expand the parking area. There was discussion that when doing this project it would make sense to consider paving an extended area for community needs and possibly the pathway to the community dock. Drew will have this information available for the December meeting.

Landscape Committee: Nancy, Brain and Drew have met with Steve Hill, a landscape consultant, hired by the board. Regis located the consultant source and board approved last month . Steve has submitted a landscape plan for the community entrance area that will continue the planting along the entry road another 50 feet on each side. His final report will contain:

- Solution and cost analysis to contour the ditches that are unsightly throughout the community
- Suggestions for maintenance of the large field that is our entrance area
- Landscape plan
- Fence plan for improving the split rail fence.
- Note- We have had one bid that is \$7500 for replacing the fence with cedar wood. We would like to get other bids. Drew has removed the bottom rotting rails to see if this will save the fence and allow us to keep the fence for a few more years before having to replace it in its entirety.

A landscape need for immediate concern is to plant a dogwood tree in the area at the front entrance where we had two dogwoods removed due to distress. We have a bid from Eagle Landscape to plant a mature dogwood for a cost of \$450. The board voted to proceed with the planting of the new tree.

Community Activity Area:

Eric has been working with Pauline to gather information and cost for this project. They outlined two prospective places that are in consideration (across from the cul-de-sac where the Pickle Ball court is now located (clearing the trees and creating an entrance \$8000), or on the inside corner of MRT and Peete Farm entrance road on the open area where the large electrical box is located). Drew added a third location for consideration - next to the trailer park extending behind it along the pathway where the septic transfer lines were placed (minimal clearing since the pathway is already cleared). There was discussion as to what this area would look like. Eric and Pauline talked with a consultant who told them a combined court might cost in excess of \$100K, depending on what was chosen and construction costs. The costs are dependent on the location, what size court is being built, and construction materials. Size will be the biggest driver, and then the base construction: concrete underlayment or asphalt - with special sport court tiles on top, or just paint lines over the concrete. Greg commented that we need cost estimates for each component before we can decide our best options. The desire is to have one or two pickle ball courts, either professionally built or created on a solid paved surface. In addition to the courts a small shelter could be added for gathering of spectators and players during play. Other options for activities could be a children's play area nearby.

Since many friends from our neighboring community of Merrimount may use the courts, there was discussion as to how to share this space and monitor play beyond our community. Eric will have cost of courts, shelter, and play area with options to share with the board at the December meeting.

Architectural Updates:

Lot 50, Deriso: Will be getting underway as soon as they can this fall. Hayes is their builder.

Lot 12, Burton: Well underway, the basement is in and framing up. Hayes is the builder.

Lot 26, Molne: Nearly completed

Lot 39, Davis: They want to get started this winter and are working with an architect.

Lot 44, Bowman: They want to get underway this fall.

Lot 58 (Mark and Kelly Wiltsee) will begin building their boathouse soon. May interrupt pickleball court on the cul-de-sac when their lot starts being cleared. Pickleball enthusiasts want to keep court there as long as possible, but will not interfere with construction on entrance to Lot 58. Their plans are to build within a couple years.

Lot 17: Beverly Knuckles: Hopes to build in the near future, looking for a builder.

Mike and Nancy Sullivan asked the Arch Committee via Drew if they could repaint their home a "dark grey" color. The Committee approved the color.

Meeting adjourned at 4PM

Next meeting scheduled for early December.