

Sedgewood Cove Homeowners Association
Board of Directors Meeting Minutes
Tuesday, February 17, 2015 6:30 PM

Attended:

Sam Challis
Richard Russell
Jan Szczelaszczyk
Alfred Dahma
Lauran Ammann – Absent

Kevin Ahmer- Kalman Management

Meeting called to Order

- The Meeting was called to order by Sam at 6:30 PM
- Alfred made a motion to approve the minutes of our October 30, 2014 board meeting. Seconded by Richard. All approved.

Management Report

Kevin reported that there were no home sales since the last meeting. Additionally, snow removal and salting by Sergio Landscaping produced few follow up discussions, which were all immediately addressed. Given the significant amount of snow this season, Sedgewood Cove is pleased with his service.

Treasurer's Report

Jan went over the January financial report.

- Jan motioned to remove as bad debt those assessments and fees that are over 3 years old totaling \$2905.87. We have exhausted all means to collect these, as the debtors have long since moved. Rick seconded, all approved.

Secretaries Report

New SCHOA website continues to be configured and should be operational soon

Boating, Watercraft and Natural Areas Committee Report

Rick reported on the status of the wetland remediation and the request by the inspector to provide a more permanent protection of the affected areas. It was suggested to place a split rail fence in the area with proper signage. Rick will get 3 bids for the materials and work.

The United States Army Corps of Engineers has jurisdiction over all Reserved, Wetland and Natural Areas in Sedgewood Cove in perpetuity. This is an agreed codicil to the property, when it was originally bought, which was then approved and allowed the development of Sedgewood Cove.

In 2012 the previous Board approved the destruction of portions of this Federally protected Wetland and Natural Areas that are governed under the jurisdiction of the U.S. Army Corp of Engineers. The Army Corps sent a letter to that Board demanding an immediate order to Cease and Desist, and to remediate what had been done. The previous Board responded to the Army Corps of Engineers that they had complied with this directive.

Unfortunately for Sedgewood Cove SCHOA; the previous Board had not complied at all, and a follow up inspection by the Army Corps of Engineers discovered this Non-Compliance.

A new Board was elected in May 2013.

In 2013, members of the newly elected Board were notified to meet with the Chief Army Corps of Engineers Inspector for this region at the Sedgewood Cove property. The immediate goal of the new Board was to eliminate the imminent threat of sanctions beginning at \$50,000 and possibly more - in addition to significant additional "per day" fines levied.

The result of this would have necessitated substantial and immediate increases to each and every homeowner's SCHOA Quarterly assessments, and perhaps even additionally; a significant special assessment to satisfy SCHOA's resulting indebtedness.

The new Board was able to successfully negotiate a basically non-financial settlement to the Army Corps of Engineers. We are however now on a close scrutiny watch level with the Army Corps of Engineers, and they have conducted, and will continue to conduct their inspections to ensure compliance.

The first agreement was to immediately take all necessary actions to undo the previous Board's destruction, and restore those affected wetland and natural areas. These three remediated areas were protected by orange fencing and directed signage.

This Board was able to negotiate a suspension of all fines and penalties that the Army Corps had planned. The Board was also able to successfully negotiate a small fenced path, permitting only foot traffic and handicapped access, to the fishing pier that is about one hundred yards south of the boat ramp; otherwise that pier would have been inaccessible and removed, per the Army's original remediation plan.

During that first year of remediation, which began in 2013, the Army sent inspectors to SCHOA at least three different times to inspect for continued compliance and to ensure remediation was done to their expectations. The Board is happy to report that the Army Corps of Engineers is pleased with the complete return of the destroyed Wetland and Natural areas to their original state.

The Army Corps of Engineers was greatly concerned, not only about the destroyed natural areas, but also once they came on-site to SCHOA property they voiced other concerns which were then incorporated into our agreement between SCHOA and the US Army Corps of Engineers.

The Chief Inspector was greatly concerned about the destruction of much of the Reserved Natural area done by previous boards to accommodate additional grassland and boating piers. This Board was able to achieve an agreement for the status quo ante; effectively “grandfathering” what is there now.

The Army Corps made it very clear that there shall be no additional piers, structures of any kind placed in the water or abutting the shoreline.

The strict and clear understanding is that there be no further encroachment into the Natural Areas and that the grassland and existing structures remain in compliance under the Army Corps of Engineers strict scrutiny guidelines.

Pursuant to the above; the Army Corps of Engineers has directed SCHOA that their designated signage be installed at designated locations to give notice and awareness that Reserved, Wetland, and Natural Areas may not be destroyed, or disturbed in any way. There is also additional specified signage to be placed appropriately at Sedgewood Cove natural areas, wetlands, and reserved areas, to include North and South portions of waterfront and other locations as would be directed. Physical demarcation of fencing must be installed for these areas’ continued protection.

Please note that SCHOA continues to be closely monitored by the US Army Corps of Engineers, and this appears to be the case for the foreseeable future.

Any acts or activities that constitute destruction or damage to land under the Army Corps jurisdiction will run the high risk of immediately bringing forward those fines and penalties now in suspension to all of SCHOA, in addition; there is individual criminal and civil liability for anyone involved in such acts

The Board is thankful for the overwhelming support in these ongoing efforts by our fellow residents in Sedgewood Cove.

Architectural requests –

There were no ARC requests since the last meeting

Old Business

No old business

New Business

The Board, on behalf of the entire homeowners association; recognizes the significant contributions of Chuck McBride who served our community so well, as a

Board member for a number of years. Mr. McBride has recently passed away after an illness.

Alfred Dahma offers his Letter of Resignation to the Board, dated and effective 2/17/15. His professional and personal obligations are inhibiting his active involvement in board activities.

Sam made a motion to accept Mr. Dahma's resignation, Rick seconded.

All approved.

Rick nominated John McDade to serve out the rest of Alfred's term. Sam seconded.

All approved.

Home Owner Discussion

Close of Regular Board Meeting

Jan motioned to adjourn the meeting at 7:35 PM. Richard seconded and all approved.

Respectfully Submitted,
Alfred Dahma