# KCOA Annual Meeting Minutes

# July 25, 2020, 9:30 a.m.

# Via Zoom Conferencing

1. Call to Order – 9:35 a.m. President Jane Pringle thanked current and former KCOA officers and former KCOA President Peggy Lamb, who have volunteered their time for the benefit of KCOA over the past year. Jane reported that the executive board had been busy over the past year with issues such as contacting members who had (likely for COVID-related reasons) been late paying dues, Rockwood parking lot, and Pebble Beach swim area issues. She encouraged all members who have not served on the KCOA board, to consider serving as elected members in the future. Jane congratulated Treasurer Christian Pieri who had done an outstanding job as treasurer while completing his master’s degree at Cornell. Jane also thanked Martha for setting up Zoom conferencing for the meeting.
2. Verification of Quorum - 43 of 75 lot owners were represented (13 by proxy).
3. Approval of 2020 Agenda - Approved.
4. Approval of 2019 Annual Meeting Minutes- Approved
5. Treasurer’s Report – The Treasurer’s Report was presented by Treasurer Christian Pieri. The Treasurer’s Report is attached hereto and incorporated in the Minutes. Christian reviewed the report and said that expenses were lower than anticipated this year, in part due to KCOA’s not having to purchase gravel as we were able to use excess from last year, and no expenses related to the traditional KCOA gathering that was not held this year. 2020 annual dues were raised to $250, as voted at the 2019 Annual Meeting. The intent is to match anticipated expenses to income while maintaining our commitment to a minimum $10,000 checking account balance.

The Treasurer’s Report was approved.

1. Legal – There are no current liens, however the dues for Lot #63F are in arrears. The board has been unable to contact the owner by any means provided by the owner. The Executive Board will attempt once again to contact the owner, and if unsuccessful, will move forward to place a lien on the property.
2. Lot Changes – There were four lot changes over the past year, as follows:

a. Pavilion Lot from Theriault to Bedell

b. Lot #12 from LaMontagne to Carrier

c. Lot #19 from Mitchell to Thayer

d. CR #8 from Allen to Waters

1. Committee Reports:
   1. Marina Report: KCOMG Chair Loren Goodridge reported the following:

* KCOMG met on July 11, 2020.
* Along with lot sales. LaMontagne transferred a slip to Carrier, and Mitchell to Thayer.
* Dues for next year are set at $310 for the west slips and $355 for the east slips.
* The West Slips Reserves account has a balance of approximately $13,600. The East Slip Reserve account has an approximate balance of $4,600.
* There are outstanding dues on 5 slips. Loren said he expected that effects of COVID and switching to 100% e-mail communication this year may have contributed to the delay in some of the payments. One slip is 2 years in arrears. The KCOMG will reach out to the owner of this slip one more time, and if unsuccessful in resolving the issue, will proceed with placing a lien.
* Dock signs will be updated in 2021 to reflect new ownership.
* The current by-laws include a 10-year “sunset clause” and have expired. Jim Pringle drafted revised by-laws that will, among other changes, remove the sunset clause and allow Zoom meetings and e-mail communication. These have been submitted to Atty. Gerald Nessmann for review before final approval.
* There is significant work needed in the West Shore Marina due to aging docks, some rotting and increasing maintenance costs, including the cost of replacing pins and shackles. Mooring inspections will be performed in 2021. KCOMG dues will increase by $30/slip in order to build adequate reserves to cover anticipated heavier maintenance over the next few years.
* Chuck Holden is exploring whether KCOMG can get permission from LUPC to repair the East Shore breakwater. Heavy winds and water from the south are causing stress on the West Shore Marina slips.
* Loren reported that Alden Thayer is interested in a 28’ slip if there is anyone who owns one and is interested in selling or swapping.
* Loren Goodridge was re-elected President for a 3-year term; Ted Fales was elected to serve on the KCOMG for a 2-year term, and Chuck Holden for a 1-year term.
  1. Defibrillator/Medical supplies: Jane Pringle reminded members that the access code to the defibrillator case outside the golf pro shop is “911”. Jean Barbour replaced the battery pack and pads on the defibrillator.
  2. Safety (Emergency response and Fire Prevention): Paul Blair checked the fire safety equipment at the shed near the golf course. He has not checked the equipment near the tennis court lot. Elwood Doran offered to follow up with Paul regarding the status of the equipment.
  3. Building Committee: There is currently no standing Building Committee. The Executive Board serves as such until a committee is formed. Jane requested that if anyone is interested in serving on a Building Committee, they please contact her. Any request for building approval should be submitted to Jane. The Executive Board is working with the Teagues, who are planning to build a storage shed on Lot #33, and will contact the new owner of Pavilion (Bedell) to ensure compliance with covenants.
  4. Road Maintenance, gravel and signage: Butch Billing completed the road work this year using gravel purchased last year. Susan Russett reported that there are large ant-infested trees on common land abutting Pebble Beach Road. She believes that they may fall into the road in the event of a major wind event. She will speak with Butch and ask him to provide KCOA with an estimate for removal of trees that represent a threat to safety.
  5. Cleanup: Justine Dutil reported that the trash in the woods along KCOA roadways appears to be slightly less this year. Justine performs casual trash pickup on a regular basis.
  6. Website: Sara Holden set up the KCOA page at [www.kineoisland.com](http://www.kineoisland.com). Sara will add content (history, events, photos, additional documentation, etc.) as it is provided to her. Any suggestions from members regarding documentation and content are welcome.
  7. Trails: Martha Holden reported that she and Chuck Holden regularly pick up trash on the hiking trails. The trash on hiking trails is not as much of a problem as it was last year.
  8. Rockwood Pier, parking and signage – There is a snowmobile trailer still parked at the Kineo lot. Jane asked that if anyone knows who owns it, please let her know. Earlier this year the Executive board sent out a reminder that snowmobile trailers should be removed by Memorial Day and the people storing boat trailers from Memorial Day to Columbus Day should expect that cars may be parked in front of them. KCOA members are encouraged to mark trailers with contact information. It was suggested that the gate may need to be repaired or signage updated so that the KCOA area is not used for public overflow parking. Elwood Doran said that the e-mail reminder appeared to have worked as he is at the lot on a regular basis and there currently appears to be no problem with lack of available parking spaces.
  9. Internet Access: Several KCOA members installed Consolidated Communications DSL at their houses this year, with varying degrees of satisfaction. The demand for connectivity has increased significantly this year with many people working remotely from Kineo. Loren Goodridge has a colleague that is a CEO for RLC Engineering. He is working on several projects to connect remote towns and areas to high-speed Internet. The availability of FIOS in Rockwood would offer Kineo residents the chance to connect wirelessly to that network. A communications antenna would be required for the connection. It was discussed that the antenna could be erected at the former tennis court lot. Peggy Lamb suggested that KCOA could conduct a “balloon test” to determine whether the required height presents an eyesore for the community.

A motion to authorize Loren and Susan to provide the executive board with more information including the cost of the service and installation, and the required height of the tower, was approved.

Committee reports were approved.

9. Old business

a*. Guide to Kineo for Owners and Guests*: The current version of the Guide and the Kineo Shuttle Information Sheet have been updated to reflect COVID19 considerations and resultant changes to golf course and shuttle rules and guidelines. These documents are posted on the website as well. KCOA members who have guests or who rent their homes are encouraged to post these useful documents in a prominent place at their homes. Elwood reminded homeowners to reserve tee times and let the pro shop staff know if they use the course after hours. These actions are necessary in case COVID19 tracking becomes necessary.

b. Storage Facility Update – Jim Pringle reported that seven people responded to him last year that depending on the cost per unit, they were interested in storage units that would be constructed on the former tennis court lot. After one estimate was received the consensus from the respondents was that the estimated price was too high. There was also feedback requesting revisions to the proposed design of the building. Because of the difficulty in obtaining quotes and then COVID shutdowns, Jim was unable to make further progress this year. He is willing to pursue this further if enough KCOA members are still interested. He anticipates that the construction cost will probably be higher than estimated last year. Jim reminded members that this would require the establishment of its own association (similar to KCOMG), by-laws, officers and budget. Gerald Nessmann is available to help form the corporation if this goes forward. The Executive Board will send out a message requesting that any interested owners should contact Jim Pringle.

10. New Business-

* In response to a KCOA member’s complaint about boats beaching within the swimming area on Pebble Beach, Jane reported that the Executive Board will install signage on the shore that marks the beach as private property and restricts boats from the swimming area.
* Seth Fales said that he will be hiring a contractor to do some land clearing on his lot in 2020. If anyone is interested in the same, they were encouraged to contact him. Jane reminded homeowners that approval from the executive board is necessary for any clearing on common land. Homeowners who wish to clear trees on private lots are required to follow LUPC guidelines, but do not need executive board approval.
* Jim Pringle mentioned that he is interested in having a well drilled on his property. Anyone who is interested in well drilling was encouraged to contact Jim.
* Jim Pringle thanked Peggy Lamb for the improvements to Point Beach and for making this amenity accessible to KCOA members.
* Martha Holden thanked President Jane Pringle for excellent leadership in a particularly-difficult year.

11. Election of Officers – Nominations for Vice President (Susan Russett); Treasurer (Christian Pieri), and Member-at-Large (Jean Barbour) were accepted from the floor. No additional nominations were received in writing, or from the floor. The Secretary forwarded a motion to approve the slate of officers as nominated. Motion was approved. Jane reminded members to consider serving as elected officers next year as several board members are interested in stepping down after the current year.

12. Adjournment

Respectfully submitted,

Martha Holden, Secretary

KCOA