

Great Harbors Residents Association

Annual Meeting

June 24, 2017

The GHRA Annual Meeting was held at Falmouth High School on June 24, 2017. It was opened by President Mary Doyle. A quorum was established, and the meeting was called to order.

Present

J. Speyer, E. Leathers, R. Gordon, J. Conley, P. Harvey, R. LeBlanc, D. Byran, D. Peterson, S. Moran, R. Murphy, M. Doyle, C. Furst, M. Davis, J. Levine

Past year started on a bad note with a Phishing scam against GHRA, necessitating changing bank accounts; beware of crooks! Removal of Phragmites opened up some new landscapes. LED lights were installed throughout the community- \$9000 worth of work was done for just \$1600. 2 law firms were hired to assist Board with future projects. Video cameras are working well. It has been a very productive year. There are a few changes to personnel. Facilities Manager is Les Leathers, assistant Darryl Peterson. Also Marla, Ann, Robin in Toll house and pool. New item -work on the beach house.

Acceptance of Minutes from 2016 meeting

Motion was made to accept the minutes; seconded.

Treasurer's Report – Jason Speyer

Outlined in handout. Very positive year. \$291,000 in cash in Operating and Capital funds. Presently about \$40,000 short of budget projection, but events/fees this summer will bring in revenue. In response from audience question about invoices, the treasurer signs checks, then the president of GHRA approves. Treasurer's report seconded and approved.

Maintenance – Les Leathers

This will be a transition year as Operations and Facilities Manager (Les) will be assisted by Darryl Peterson. Marla is the new pool director, Jim Doherty is in charge of tennis, Ellen is in charge of the Toll House, and Roger LeBlanc is head of the Roads Committee. The pool passed inspection and will be open Sunday (tomorrow). There is a cocktail party tonite. Special events will be posted on the website all summer. Speed bumps will be installed Tuesday, after the last day of school. Special thanks to Les for his years of service as Facilities Manager.

Guest Speaker - -Steve Johnson of Open Cape

Introduced by Susan Moran, Board Member. Trying to promote fast internet across the Cape. Formed in 2006 because business leaders on the Cape needed faster internet than what Comcast provides. They have a \$32 million grant to bring fiberoptic cable from Boston thru the South Shore, over the bridge to the Cape, including MV, Provincetown, Providence, and Joint Base Cape Cod. Business is growing- 45 towns, 2 states. Provincetown will be the first town to have the fiberoptic cable because it is densely populated, Falmouth could be the next. Open Cape needs about 150 homes in the area to make it economically feasible. If interested go to OpenCape.org, and/or speak with Chris Tomasini for more information.

Docks – Stan Caras

All 48 slips are rented, bringing in \$73,600 to the treasury. The docks are 25 years old, and needed to be repaired or replaced. The Finance Committee voted to authorize spending to improve the docks earlier than expected. New couplings were installed on the Joyce St. docks and the Sally Lane docks were totally replaced. 3 slips turned over this year; there are 50 names on the waiting list. The docks cannot be refigured-there is limited space and they cannot accommodate larger boats. Motion to accept report made, seconded, and approved.

Roads – Roger LeBlanc

Roads replacement (4 ½ miles of roads) will cost money. \$45,000 is presently available for planning and design. An engineer needs to be hired. Cost is expected to be about \$400,000/mile or about \$1.8 million to replace all the roads. No sewers would be needed. Roger would like to increase the size of the Roads Committee to provide diversity. It will be a long process. There are currently 11 homes not members of GHRA; GHRA has no legal right to impose a new roads assessment on these homes to pay for the roads. This will have to be a voluntary payment on the part of those 11 homeowners when the time comes to pay. GHRA bylaws allow us to assess “special fees.” We will be reviewing need to revise bylaws. Motion made to accept report, seconded, approved.

Neighborhood Watch – Pam Morgan

There were 2 recent incidents- a problem with a dog, and a noise complaint. Please take in the barrels/newspapers for the summer people. Perhaps keep a car in the driveway so it will

look as though the house is occupied. There was an issue with trash/recycling at the house at 22 Sanddollar Circle.

Yearly Assessment – Jason Speyer

2.4% increase in inflation this year (CPI). Rate in 2018 increases to \$219.

Motion made to increase new rate for dues, seconded, approved.

Election of New Slate of BOD

Motion made to approve slate of new officers of GHRA, seconded, and approved.

Many thanks to outgoing BOD and Committee members.

New Business/Questions

Roger LeBlanc is no longer involved with the Landscaping. Questions, problems with landscaping should be directed to Les or Darryl.

Carol Furst encouraged members to be careful on the roads now that school is out. GHRA is looking at other devices to slow down traffic in the community. Advise kids to use caution; teach them road safety. Please clear overgrown shrubbery hanging over the road and around hydrants.

Motion was made to adjourn; motion seconded and approved.

Submitted by Nancy Edwards