

Minutes
Colington Harbour Board of Directors Meeting
March 18, 2025

Call to order: Meeting was called to order at 7pm by Richard Hess

Present:

President – Deborah Beddingfield

Treasurer – Mike Hutchinson

Chair – Richard Hess

Secretary – Jessica Loose

1st VP – Adele Page

Member at Large – Mike Weidinger

Absent:

Shane Hite – 2nd VP

Others Present:

Community Manager – Donna Price

Covenant Enforcement – Wendi Kmet

Approval of Agenda: Deborah Beddingfield 1st, Mike Weidinger 2nd. All in favor, motion passed

Approval of March 11 Minutes: Adele Page 1st, Mike Hutchinson 2nd. All in favor, motion passed.

HOMEOWNER FORUM

- **Q:** What is the purpose of the proposed committees?
A: That will be up to the members; each committee will have a Board representative.
- **Q:** What easements are there in the Harbour and how does this affect internet installations by Brightspeed?
A: Easements are designated in the Covenants (approximately 10' from the edge of the road) so utilities, which includes Brightspeed, can be added or improved. Homeowner's use of property within the easement is at their own risk. Utilities do not need to ask permission.
- **Q:** What is the status of the abandoned boat lift?
A: It is being donated by the Colington Volunteer Fire Department to the Colington Harbour Association. We would like to reconfigure it so it can be used for the dredge. The motor needs replacement.
- **Q:** Why are we not seeing as many posts on social media regarding Colington Harbour?
A: The Board has elected to avoid uncontrolled give and take on Facebook conversation threads. For up-to-date information, homeowners may email Board members directly at chaboard@colingtonharbour.net, check the official CHA Facebook page, sign up for e-blasts, or check the redesigned website at colingtonharbour.net.
- **Q:** Has the Board taken into consideration structural issues and engineering requirements in the repairs being done at the clubhouse?
A: Details will be addressed later in the agenda. It does appear that the original developers may have cut corners in the initial construction. The Board is taking incremental steps to correct structural problems and bring the building up to code.
- **Q:** Can property owners use the small green dumpsters at the maintenance yard?
A: These dumpsters are for Association use only. They are not large enough to accommodate property owners' trash or discarded items.

OFFICER REPORTS

President: Deborah Beddingfield

- She thanked the Board and property owners present, saying it was a pleasure to serve.
- Board approved projects: Roof has been replaced on the clubhouse and guard gate. Replacement of siding and roof is progressing on the maintenance shed.

First VP: Adele Page

- No additional report since the March 11 meeting.

Treasurer: Mike Hutchinson

- The only new issue since the March 11 pertains to which account to take payment from for the siding.
 - The CHRYC reserve funds are in CDs, and Mike Hutchinson didn't want to incur penalties for early withdrawal.
 - Deborah Beddingfield said we could use the Association account for now and defer access to CHRYC funds until CDs mature.
 - John Collins said that historically the CHYRC must approve any funds prior to disbursement.
 - Adele Page cited the need to create a historical record and then formulate a written agreement specifying the responsibilities of the CHRYC and the CHA.
 - Mike Hutchinson called for a working session with the CHYRC to eliminate confusion. He said it makes no sense not to use the CHRYC capital reserves fund for the repairs to the clubhouse.

Secretary: Jessica Loose

- No report.

Chairman: Richard Hess

- His report will be made under Old Business.

Member at Large: Mike Weidinger

- No report.

OLD BUSINESS

- Colony Lake: Jessica Loose presented a proposal of \$3061.59 from Forster Lake and Pond Management to stock the pond with fish to restrain growth of invasive vegetation. This should be done in the spring. The pond also needs to be aerated, especially in the hot summer months. For now, this can be done by running a small outboard through the lake. The Board agreed in principle to stocking the pond with fish but asked for more bids and cited the need for testing of the salinity and alkalinity of the water prior to stocking. We also need to stop further dumping of concrete and investigate the removal of the concrete that was dumped there: Does it contaminate the water? Can it be used elsewhere?
- Paving: Road paving will begin the first week of April, weather permitting. We need to check with Fred Smith to verify whether Swan Court was included in the original bid.
- Boat slips: There are currently 56 people on the waiting list for a boat slip at the marina. One possibility to gauge interest and to finance additional slips would be to ask the homeowner to pay for three years upfront. Additional slips would be more uniform in size. The capacity of the parking lot must be taken into consideration. Any changes would require CAMA permits.
- Committees: We are still eliciting volunteers for various committees.
- Clubhouse deck: Part of the deck is rotten under the fiberglass. If we remove the closet below the deck, the deck can be replaced with a fiberglass overlayment. We need to consider how the deck is attached to the building and whether the current pilings which rest

on the concrete pad are structurally sufficient. We will post that the deck is unsafe, pending repairs.

NEW BUSINESS

- None

Meeting adjourned at 7:50. Motion by Mike Hutchinson, Jessica Loose 2nd. All in favor, motion passed.

*Respectfully submitted,
Jessica Loose, Secretary*