

Harbor View Association – General Meeting Minutes

August 30, 2025

The meeting was called to order by Bill Greim at 10:05 AM.

July 2025 Meeting Minutes:

A motion was made to approve the July 2025 HVA Annual Meeting minutes. The motion was seconded and approved by all.

Treasurer's Report: (Chris Psillas)

Chris reported that with her departure, Cheryl Smith (a current BOD member) has stepped up for the Treasurer's position. They have already met several times to review transition.

Mellissa Wrinn, as HVA VP, reported that she conducted the annual audit of the Treasurer and all was very well organized, documented and in-line with expectations.

A neighbor recognized Chris P for all her hard work and dedication as our Treasurer for the past several years.

Chris P reported the following account balances: (including 2025 payments received)

- Jetty Maintenance \$36,627
- Savings/Reserve \$22,683
- Checking Account \$40,882

Members In Good Standing (MIGS) are presently 79%, 1% below budget (~ 2 more dues payments needed to meet budget)

Expenses are on track for 2025.

Unbudgeted expenses were ~ \$1,335 (including a new HVA laptop to separate business from personal finances and a donation to Hospice in memory of Beth Biondi)

A question was raised on our insurance and whether we have ever "shopped" this based on recent increases. Chris reported that a year or two ago there was a review and any alternatives found were considerably higher than our current costs.

Secretary's Report: (Christine M)

Nothing to report.

Social Committee: (Christine M)

Christine reported that the HVA Year End party is tonight, and we had 195 RSVPs. Based on the donation from Denise (yoga) and payments with RSVPs, the association cost is estimated at ~ \$883. This may be offset with additional donations collected that evening.

Christine thanked Mellissa Wrinn (and Melissa V-D) for their management of the kid's activities this summer. They added some kids' crafts and additional movie nights.

President's Report: (Bill Greim)

Bill recognized Chris P for the amazing job she did as our Treasurer – always going above & beyond just her treasurer duties. Cheryl Smith is taking over, and the transition is going well.

Renee Allen was appointed to the BOD for the remainder of Cheryl's term (1 year remaining), with Cheryl stepping up to the officer's position.

The open item from last month still needs to be addressed:

- The BOD will investigate some signage that may help. (see July Mtg Mins on the subject of additional signage on watercraft vs swim areas)

See the NEW BUSINESS section below for the beach fencing topic.

Member Liaison Report: (Tracey M-L)

Tracey reported that there are 4 properties under contract.

Old Business:

No old business to address.

New Business:

A committee from the BOD has been investigating the replacement of the beach fencing, plus the addition of 2 gates at North Beach to help during storms (while also allowing easier beach access during the winter months). The 1st quote received, which included significantly stronger boards and posts, was \$18k.

The committee of Bill G, Dave B, Dave S and Matthew D have rescoped the project and eliminated the gates. The first revised quote is \$9,000 and a second quote is pursued.

There was much discussion on the purpose of the fencing and neighbors requested that a clear statement of work be provided. The primary purpose of the additional fencing (no longer pursuing gates) is to allow safe passage to the beaches during the off-season (when many people are seen climbing over the barriers) and sand retention.

All fencing would be replaced and posts as needed (estimating ~ 20). Additional 2" x 4" boards would be attached at the seams for the larger boards. This is expected to help with sand retention. Center posts would be used for pedestrian fencing and potentially the boat access area, and the BOD talked about positioning to ensure no tripping hazards. The pedestrian fencing (~5-6' in from the current beach fencing) would remain up all year unless equipment access is needed.

A neighbor questioned whether the boards really needed to be replaced, and Dave S explained that many are warped, leaving spaces between the boards, and some are damaged or deteriorated.

A neighbor asked where the funds would come from and if a special assessment would be required. The expectation is that any funding would come from our current accounts.

A neighbor asked if an email vote on the project was possible, and the BOD explained that the current By Laws as written allow for email voting for By Law changes but it is not clear on Special Expenditures. The BOD has authority to approve expenses up to \$2,500.

The BOD is considering hosting a virtual meeting, pursuant to our By Laws that require a vote by 50 MIGS for approval. In advance, the BOD would provide additional details/information, allow for Q&A prior via email, as well as a brief info session and live Q&A the day of the virtual meeting. Watch email for information and an invitation for this special virtual meeting and vote.

Several neighbors raised questions and/or concerns regarding the Beach Park Road closure and construction project. It was suggested that neighbors raise any questions or concerns to the Clinton Town Manager.

The HVA general meeting was adjourned (motion and seconded) at 10:45 AM.

Submitted by Christine Marotta.

Direct questions and corrections to: harbor.view.association@gmail.com