

Estate Chocolate Hole Landowners Assoc.
Minutes of Annual Meeting
March 30, 2017
7 PM Gifft Hill School Lower School Great Room

Membership Meeting convened at 7:10 pm

I.	Establish Quorum: 230 Paid Members 40% for quorum=92
	Proxies 67
	<u>Members Present 49</u>
	TOTAL 116

- II. President Kevyn Salsburg welcomed everyone to the meeting. And introduced the board members. She also stressed the fact that these are volunteers who give many hours of their time for the association's good.
- III. Minutes for 2016 Annual meeting: Motion to approve Andy Arnold, 2nd Jim Furneaux-motion passed.
- IV. Special presentations:

A. Legacy VI LLC, owners of the Pond Bay project gave a presentation and answered questions about the current status of the project and plans going forward. They described the progress being made "behind the scenes" with getting a water source via pipeline from Cruz Bay by the end of 2018. Phase 1: Jacobs Ladder to the Westin. Phase 2: Westin to PBC. They are putting phase 1 out to bid in 30-45 days. Design on phase 2 after that. They told the group that anyone with property along the way would have the option to tap into the line. They said ECHLA will see the design as it progresses.

There was a big beach cleanup at Chocolate Hole beach with boats removed as they had anticipated last year. They will not be adding sand to the beach.

Construction of buildings -1st phase is the renovation of the existing 10 buildings-26 units. There is the possibility of a 2nd phase of 51 more units but that is not soon. Focus is currently on fixing the existing units on 7 acres. The total area is 16 acres. Sewage was a topic of brief discussion-they will be using small individual treatment self-contained units using biotics and gray water for watering landscaping.

B. President Kevyn Salsburg presented a very detailed history of Chocolate Hole as a development. She had a large map of all the ECHLA lots and the road parcels color-coded. The history from when the land was initially purchased by Arsene Massac was meant to give the members an idea of how it has evolved into the subdivision we have today and to highlight the importance of protecting the natural resources of which we have a shared ownership. She said that our major job is to protect our community and properties-beaches. The roads are deeded and also owned collectively by all property owners. They are non-uniform due to challenges with the topography. There was a master subdivision survey done several years ago to clearly identify the roads and their relationship to the other parcels.

She also gave some background on the ongoing legal suit. She stressed that many hours have been given, at no charge, by some association members who are attorneys to help in the defense of the association's position. Please note that ECHLA is merely defending itself, i.e., ECHLA is the one who has been sued by the landowner, not the other way around.

You can read more about this on our website.

C. John Hill-made a brief presentation about his adoption of Hart Bay and planned beach clean up on Earth Day, Saturday, April 22nd. Data will be gathered to show what is picked up and presented to a data base. There will be another clean up in September for International Coastal Cleanup Day.

John's phone# if you are interested in participating: (703) 283-2723

D. Patrick Coffey, building committee and North area road chairman and director, discussed a revision of building code being worked on. All new construction projects are required to conform to our code-and check list. The current code is posted on our website. There is an interest in making the ECHLA building code more consistent with the Great Cruz Bay (GCB) building code. Drafts of the new building code will be posted prior to future board meetings.

E. Andy Arnold, West area director and road committee, and Chocolate Hole Beach committee- there has been ongoing work to clear the beach, and to route the water from heavy rains from washing out the driveway. And his efforts to continue to monitor who is using the beach and parking area.

There was an issue of boulders having been placed to block access to boats being dropped off. Those have been removed. Signs have been put in about the parking and beach use. There was much discussion about the access to boat owners to the bay. There is no clear solution to how to keep people from driving onto the beach to launch boats. And the parking area is not to be used for long-term parking but day use-for anyone, but ECHLA members and their guests should have priority.

No businesses should be allowed to conduct their activities on the Chocolate Hole beach either. Three companies have been contacted about their customers/guests using the ECHLA parking area. There is no clear plan how to prevent and manage that but landowners were informed of their rights to tell commercial users that they are in violation. Possible signage ideas were discussed. Main thing is the beach is accessible to anyone on foot, and from the water. Concerns about commercial power boats and danger to swimmers were discussed.

The gut that runs from the ocean into and out of the pond had been filled in with dirt and debris pushed into it by the professional landscaper working for Legacy. Andy got that re-opened and plans to get reimbursement from Legacy for that.

Vehicles and boats abandoned on the beach are now being removed. There were several compliments about how the beach is looking.

V. Budget-Paula Lambert, Treasurer, presented the budget. It will be posted along with these minutes on the website. Much discussion about legal fees spent. Paula pointed out that the total paid out for legal fees was limited to the amount taken in from the legal assessment and any settlements received from a settled case. Going forward, no more than the amount taken in from those specific sources will be paid out for legal fees.

There will be a \$300 per member legal assessment again this year and for the foreseeable future. The concerns of the board and membership about borrowing from road funds should be alleviated by this practice. All road funds are carefully tracked and will be made whole. Work on roads has continued, projects completed, and will continue.

Andy Arnold made motion for budget to be approved, 2nd Miles Stair, all in favor.

Better communication – The Board plans to post the dates of upcoming board meetings so that members may bring their concerns to the board for discussion. There will also be discussion about better ways to get information out to the landowners.

VI. ROAD CAUCUSES: At 9 pm the group broke into 3 road area caucuses for 20 minutes. When the road groups returned they reported that the following will be the road assessments for 2017-18 fiscal year: EAST \$400 per lot, WEST \$700 Per lot, NORTH \$300 per lot

VII. Other Business: there was no new business

VIII. Election of Officers & Directors:

SLATE: President Kevyn Salsburg Vice-President Susan Stair,
Secretary/Treasurer Paula Lambert

DIRECTORS:

NORTH: Larry Best, Patrick Coffey

WEST: Abby Schnell-O'Connell, Andy Arnold

EAST: Kathy McLaughlin, Ronnie Klingsburg

Miles Stair made MOTION to ELECT Slate by Acclamation
2nd Ruth Dandalides MOTION CARRIED

IX. Adjournment:

Andy Arnold Motion to Adjourn, Eric Lambert 2nd - Meeting Adjourned 9:25 pm