

ECHLA MINUTES

Annual Meeting – March 29, 2018

Gifft Hill School

The meeting was called to order by President Kevyn Salsburg at 7:10pm. There were 53 members present along with 60 proxies which constituted a quorum.. On the sign in sheets, email addresses were collected. The goal is to have a much better contact list with email addresses for as many landowners as possible.

The President addressed the membership with a recap of events and happenings in the past year.

1. HURRICANES.

Of major importance were the Hurricanes Irma and Maria, in September 2017. Most homes in ECHLA had damage and many were destroyed. The debris from trees, poles, homes, etc. was immense. Roads and driveways were blocked. The road committee members and their neighbors on island at the time worked with crews to clear the roads and remove some debris. ECHLA used the Road Fund accounts to pay for this cleanup. Cost of this was in excess of \$60,000.. It was noted that ECHLA reacted quickly to get the roads open and that many homeowners, on island, spent their own money, time, and hard work clearing their own properties, their neighbors, and the common areas, like the roads. The landowners gave a round of applause to neighbors helping neighbors.

2. LEGAL.

A review of the legal situation between the homeowner of Lot 501, who sued ECHLA in September 2015, was presented. The insurance company has paid 100% of the legal services in defense of this suit effective 8 November 2016 and will continue to cover costs as the case goes forward. It was noted that in 2015-2016, there were no funds available for legal fees. These were borrowed from the Road Fund. For the past 2 years, ECHLA has been assessing \$300/lot for a Legal Fund. This will be continued in 2018. Legal expenses paid out will not exceed the Legal Fund every year. The case

is scheduled to go to trial in May 2018, and the expectation is that ECHLA will win the suit and be awarded legal fees. These will be used to pay back the Road Fund borrowed in 2015-2016. Raf Muilenburg was introduced as the ECHLA attorney and was present at the meeting.

3. POND BAY CLUB.

David Olson, representing the owners of Pond Bay Club, Pathos Bay, spoke to the meeting about the plans for the future of the project. Because of destruction during the storms, and because the owners' other buildings at the Lumber Yard in Cruz Bay, were badly damaged, there are no current plans for work at Pond Bay. Mr. Olson reported that it is still the intention of the owners for this to be a condominium resort in the future. He discounted any rumors about the sale of the property or other uses.

The officers, board members and road committee chairs were introduced. Harley Smith was introduced as the Building Committee chair. The request went out for additional volunteers.

4. ROAD COMMITTEES.

The 3 Road Committees met with owners from East, West, & North Areas.

Chairman West-Andy Arnold, Chairman North- Harley Smith, Chairman East-Miles Stair (absent, but Susan Stair present). Each committee voted Road Assessments for 2018:

East- \$500/lot North- \$400/lot and West \$500/lot.

5. ELECTION OF BOARD & OFFICERS.

Slate for 2018: President -Kevyn Salsburg, Vice President – Susan Stair, Secretary – Paula Lambert, Treasurer – Abby Schnell

Board: North -Jennifer Troisi, Larry Best

East –John Hill, Kathy McLaughlin

West – Andy Arnold, Andretti Williams

The slate was accepted by acclimation.

The meeting was adjourned at 8:20 pm.

Residents who would like the assistance of All Hands and Hearts can call 508-317-2733. Anyone who would like to join can call 340-244-0611.