

## **Clifton Park Trustees**

### **Minutes**

#### **Retreat Meeting December 14, 2013**

**Present:** Drumm, Hall, Pyke, Coleman, Kuhn and Graves

**Minutes:** Minutes from the meeting November 8, 2013 were previously distributed and approved as corrected.

**Financials:** Cash flow and current balances for the period ending December 13, 2013 were reviewed and approved.

**Legal Update:** The Trustees discussed at great length the status of the Dueck suit filed against the Clifton Club and the CBIA, Inc. suit filed against the Trustees, counsel's input, possible strategies and the burdens placed on the Trustees by the litigation. While a number of alternative approaches to the current situation were explored, the Trustees agreed that they should continue to respond to all litigation requests and pursue a conclusion of these two cases.

**Maintenance and Projects:** CPT reviewed and discussed the following for 2014:

The Trustees will get bids for a fence along the Weber property and the west property line of the pump house. 18 brackets mounted to the Weber dock structure were completed and will be used to secure the new fence. Correct and make code compliant the electrical service at the platform tennis court. Repair and paint the tennis courts. CPT discussed replacing the three sets of jalousie windows in the beach house. This project will be decided on possibly in the future. A new pirate ship for the playground and re-locating some of the climbing equipment will be done in the spring. Re-purposing the corral for parking was discussed. 3-5 new picnic tables will be made for the beach in the spring with some of the grove tables relocated to the new grove area north of the playground. New grills and lighting were discussed for this area as well. CPT will plant additional trees in 2014 with the location to be determined. The patio grill will be inspected in the spring as to determine if there needs to be some repair as well as the NE corner of the pump house.

**Administration:**

In accordance with the Trustees' policy that the Presidency of the Trustees be rotated every two years, Kuhn was elected President to succeed Drumm; Drumm was thanked for his two years of service as President. Kuhn will speak to Kerrigan as to the status of members reserving picnic tables on line on their own. No fee changes will be made for the beach house rental costs for 2014. CPT will include a section in the rules to include fire balloons or luminaries to be banned from use at the beach. Scooter parking regulations will also be added for the 2014 rules. Kuhn will speak to the Kerrigan's to see if they are willing to coordinate the dogs scarves again for 2014.

**Employees:** [text deleted in minutes being posted for confidentiality reasons]. All current guards will be asked to return and a meeting with them will occur in March.

**Relationships:**

CPT will draft a letter for approval from all Trustees to be sent to CBIA, Inc., in response to their request for 2014 beach house dates to be used for CBIA, Inc. functions. The letter will outline the beach house reservation process for the coming year. CPT will only accept reservations from trust beneficiaries in conjunction with the required deposit. The secretary will compile a new resident packet to be sent to residents when they move into the park.

**2014 Budget:**

CPT had extensive discussion of the 2014 budget. No assessment increase will occur and the secretary will notify the Clifton Club and the Lagoon Trustees that their contributions will remain the same for 2014.

**Next Meeting:**

**Friday January 10, 2014 7:30 am CYC**

