



**ADVISORY COMMITTEE MEETING
MARCH 16th 2022 @ 10:00
AP SALES CENTER**

In attendance: HOA President Becca Lang, and Advisory Committee (AC) members Bill Cresswell, Michelle Burgess and Rick Vogt

The following topics were discussed:

OWNER Q&A

- An owner addressed the Advisory Committee about tree preservation.
 - All agreed that trees throughout AP add to the character of the land.
 - Suggestion to recommend keeping trees in setbacks and over repair area.
 - Language to be added to the Design and Development Standards
 - This would have to be a recommendation and not an enforceable rule because owners have the right to protect their property. Part of that protection could involve the removal of trees that have the potential to fall and damage a home.
 - Much of AP will remain open space and the majority of homesites border open areas which was a major consideration when the land plan was developed.
 - The removal or preservation of trees on an owner's property is ultimately personal preference, and people have strong opinions both ways. We would hope that those decisions would be made taking into consideration neighboring properties and overall neighborhood aesthetics.
- An owner asked if a minimum landscaping requirement could be added to the covenants.
 - Landscape planning is detailed on page 20 of the Design and Development Standards.
 - The AC is working on language for a landscape minimum to include:
 - Beds along the front of the home for flowers/bushes/shrubs/trees.
 - The addition of trees in the front yard to be recommended when the site allows. Home, septic and utility placement as well as lot topography could restrict this recommendation.
 - Grass to be required in the front yard unless the yard is a mix of trees and plants with natural ground cover, example is the home at the end of Red Fox Lane.
 - Landscaping must be an intentional improvement.
 - Builders or owners are to submit a landscape plan to the Architect Review Committee prior to home completion.
 - Landscaping to be installed within 6 months of Certificate of Occupancy.

- The original covenants (Article VIII, Section 6) called for landscaping to be completed 60 days after the dwelling is occupied. Even though it says “weather permitting”, the AC agreed that 6 months was a more realistic timeframe given the availability of plants/trees/grass and the seasons in which planting is ideal.
- An owner asked what they should do if a tree on an adjacent lot is a potential threat to fall on their home.
 - All agreed that the neighborly thing to do is to ask the property owner if you can remove the tree on their behalf. This has happened a number of times in AP already, with the owner requesting the removal incurring the expense.
 - Common sense must come into play here. The tree deemed to pose a threat would likely be dead and/or leaning toward a home, but a healthy tree can fall as well. At the end of the day, most of us chose to live in a place where we were surrounded by trees. Trees can always be a risk, but that does not mean that every tree that is in “falling distance” of your home should be removed.
- An owner asked what can be done to slow drivers down, specifically on the sharp curve on Mill Creek Drive before the clubhouse area.
 - Suggestion to add signs on each side of the curve “SLOW sharp curve”
 - Suggestion for a sign “drive like your kids live here”
 - We used to have speed bumps before the gates. They are not allowed on the state-maintained portion of Burton Farm Road. The consensus was that owners (strongly) disliked the speed bumps.
 - Many more speed limit signs have recently been added.
 - Everyone driving is an adult, and there’s only so much we can do to force them to behave responsibly. We all need to emphasize respect for your neighbors and your neighborhood.
- An owner asked about the use of the day docks on Mill Creek by the boat ramp.
 - When at capacity, we will have to limit the timeframes that owners can keep their boats in the water. This hasn’t happened yet but could from time to time.
 - We hope to have a volunteer to monitor usage and contact owners to rotate their boats as needed. We know just the man for the job.
- An owner asked if we could restrict delivery trucks early in the morning.
 - Restricting all delivery trucks (trash, newspaper, construction materials, recycling, etc.) would be difficult because many of them are required to deliver/pick-up before a certain time of day. Enforcement would also be challenging.
 - We understand that living next to a construction site can be frustrating, especially when we are all used to the neighborhood being so peaceful. However, the noise from trucks and saws/hammers is very temporary.
 - Construction noise is to be expected in a newer community that is still developing, and though it’s a nuisance, we all knew that when we chose to move here.
 - Construction material trucks typically make early morning deliveries so the materials are on-site by the time the crew arrives.
 - We have restricted the time that construction crews begin loud construction activities to 7am on weekdays and 8am on weekends.

- o Take into consideration that the builders, crews and often time the owners themselves are on deadlines which is why they work longer hours.
- An owner asked if the bulbs can be changed in the tennis court lights for play after dark.
 - o It was determined that most all of the bulbs are operational, however not all of the lights turn on at once. We believe it is a wiring issue and an electrician will be hired for further evaluation.
- An owner asked what we should do about construction trucks using the roads because the roads could deteriorate faster with heavy vehicle use.
 - o There is no way to specifically determine which vehicles cause the most damage at certain times. We have been told that the weather can be more of a factor in deterioration than use.
 - o The roads are for all vehicles to use. At some point, each one of us had construction vehicles using the roads to build our homes and we of course all use the roads for personal use as well.
 - o An AC member pointed out that everyone pays for all roads they use outside of AP. It's not a separate expense, but road maintenance is a portion of your taxes, just as our neighborhood road maintenance is a portion of your dues.
 - o Again, we all made a choice to live in a developing neighborhood, construction vehicles are part of that.

NEIGHBORHOOD/POA UPDATES

- An AC member said that the speed limit sign across from the office is not in compliance.
 - o Burton Farm Road before the gates is state maintained and all of the roads in Minnesott Beach that are not private observe a 35mph speed limit.
 - o We will remove the current sign and replace it with a 35mph sign if needed.
- The permanent storage area will be an upcoming project, but we do not know when it will be developed. Infrastructure to the site is needed and there are many factors that could affect the timeframe.
 - o An AC member suggested organizing the area by vehicle type.
 - o There will be a limit to the number of spaces an owner/household is allowed to have. Likely 1 or 2 spaces will be given for free with extra spaces charged a fee not to exceed 3 spaces.
 - o If power is available, the owners using power would pay a fee for the service.
 - o Owners with existing sheds/structures will have the option of moving them to the new storage area, but other structures will likely not be permitted in permanent storage.
 - There may be an option for owners of structures in the current storage area to keep them there and pay a fee.
 - o There will be a size limit for campers that we will be able to accommodate.
- Suggestion to move the pet station at the beach to the bridge. If the station remains at the beach people could use the trash can for other things which could be a maintenance issue.
- Suggestion for a sign at the beach about wild animals.

- o Wording to be “beware of wildlife, they live here too” with pictures of a gator/snake/eagle/bear/owl
- Pool resurfacing will be a major reserve expense in the coming years.
 - o Blair had a meeting with Havelock Pools to determine the scope of work.
 - o At this time there is minimal pitting on the bottom of the pool.
 - o The pitting traps dirt and stains which is why the pool can look dirty on the bottom.
 - o The pitting is expected to continue over the years, but we have a while before resurfacing is necessary.
- Suggestion was made to have meeting minutes searchable on AP.com or in a separate location. Becca will work with Circle Squared Publishing on the best way to organize minutes for the website.
- An AC member suggested adding noise dampening clouds to the front and back walls of the clubhouse. We already have them installed on the ceiling, so the addition of the side clouds should be all we need to effectively reduce the echo.
- The Pintail lake is an ongoing project
 - o We had to drill a well (twice... long story) to service the new lake.
 - o An electric meter was installed to run the well pump
 - o Tideland is tying in power; a new pedestal will have to be set since there was not a nearby pedestal that could be used.
 - o Plans for a split rail fence along the side of the lake closet to the road.
 - o Plans for a small parking area in line with Golden Fern Lane.
- We will be meeting with a surveyor and engineer this week about the other lake on Pintail and the new storage area.
- The report from the marine engineer on Arlington Harbor was received last week.
- Reminder to neighbors that boats and trailers are not to be parked in driveways or streets for a period of more than 7 days. If more than 7 days is needed, you will find a covenant waiver request in the document library in the owner section of the website.
- Though the AC is your first line of communication should there be an issue, the AC is not tasked with enforcement of covenant violations.
 - o If an owner submits a complaint about another owner not in compliance, a friendly reminder email will be sent to the owner if the situation allows.
 - o If that is not effective, Seaside will handle communication and enforcement, which will ensure that all owners are treated in the same manner. Seaside has established effective enforcement procedures from the numerous other neighborhoods they represent.
- New rubber gym flooring ordered for the exercise room at the clubhouse.
- The AC hopes to empower owners to take care of the neighborhood that we all share. Perfection is not a reality, but we can come close if we all work together, e.g: picking up trash, beach cleanup, etc.
- Becca presented the reserve study spreadsheet with updated cost estimates and remaining useful life estimates.
 - o The project can now be turned over to Circle Squared Publishing who will create an evolving spreadsheet that outlines expenses needed per year that we can use for planning purposes.

- o This information is invaluable in our efforts to properly fund our POA reserve account. A properly funded account means that assessments can be limited or totally avoided down the road.
- The owner update meeting will be held at the clubhouse on **Saturday, March 26th** at **10:00am**.
- Rick asked if we wanted Brant Island Strings to play another concert in Burton Village Park and we said heck yes! Date/time TBD

There being no further business, the meeting was adjourned at 12:30