

White Cliffs Community Association, Inc.
Board of Governors' Meeting
General Session

Date: October 22, 2009
Time: 7:00 P.M.
Place: The Cliff House

Present: Messrs. Isherwood, Widmayer, Parker, Piperato, Phinney, McCoy and Mrs. Lenehan and Mr. Mastroianni, General Manager.

AGENDA/GENERAL SESSION:

Quorum: A quorum was established.

1. **General Session Minutes Reviewed & Approved:** After review, upon a motion made by Mr. Widmayer and duly seconded by Mrs. Lenehan, it was unanimously **VOTED:** To accept the "General Session" minutes dated September 24, 2009, as presented.

2. **BOG Financial Package:** Mr. Hogan, WCCA Controller, presented the financial statements for the period ending September 30, 2009. Included in the monthly financial review was the year-to-date P&L with a positive \$56,568 variance. Mr. Hogan further reviewed the balance sheet, WCCA reserve accounts and COS margins. Mr. Widmayer, WCCA Treasurer, advised the members of the Board the in-house delinquent accounts managed by WCCA management had decreased by \$26,000. Mr. Widmayer further stated that the delinquent accounts turned over for collection and handled by WCCA's attorney have increased by \$22,000. **Action:** After review, upon a motion made by Mr. Widmayer and duly seconded by Mr. McCoy, it was unanimously **VOTED:** To approve the September financial statements as presented.

3. **WCCA Roadway – update:** Mr. Isherwood, WCCA President, updated Board members on the road and sidewalk renovations. A timeline and schedule of work to be performed by P.A. Landers with both start and completion dates were discussed. The first phase of roadway and sidewalk renovations are expected to be completed by November 23, 2009, weather permitting.

4. **WCCA Wind Turbine – update:** Mr. Isherwood, WCCA President, advised members of the Board that the next round of grant funding for design and construct from Commonwealth Wind Energy Trust has been announced. However, Boreal Renewable Energy has advised WCCA that the Massachusetts Technology Collaborative (MTC) has "raised the bar" and WCCA will need to modify the

original feasibility study to qualify a project for CommWind design and construct funding. Boreal will submit a proposal outlining the new standards required by the MTC and costs associated with modifying the original feasibility study.

5. **Cliff Project – update:** Mr. Isherwood, WCCA President, stated that the trial to resolve the interpretation of the WCCA By-laws, whether the construction of a 3rd groin is considered maintenance/ repair or whether it is a new improvement will begin on November 9th in Plymouth Superior Court. The attorneys in the case held a conference with Judge Chin to determine if expert witnesses would be permitted. Attorney Bletzer argued against the necessity for using expert witnesses due to the expense for his client, but the Judge denied his request.

6. **Committee Liaison Reports:**

Golf Committee: Mr. McCoy, BOG Liaison to the Golf Committee, stated that the Committee spent considerable time in discussion regarding the decline in participation by members in the Couples Association’s Sunday league. The Golf Pro presented a 5 year report showing the decline. The Committee discussed different strategies that might become more appealing to the membership. The Couples Association representatives will send out a questionnaire soliciting input in an attempt to encourage more participation. The Committee will also reassess and evaluate all WCCA leagues and determine what measures may be taken to encourage more interest and participation.

The Committee also discussed the Friday group that has evolved over the years which results in difficulties in afternoon tee times.

House Committee: Mr. Phinney, BOG Liaison to the House Committee, reported that the Committee is working on a number of Social activities for White Cliffs members. Details and scheduling is on-going.

Marketing Committee: Mr. Piperato, Liaison to the Marketing Committee, stated that the Committee is working on a new initiative to increase non-resident golf members.

Recreation Committee: Mrs. Lenahan, Liaison to the Recreation Committee, reported to the Board that the Committee is evaluating 2010 capital needs.

Upon a motion made by Mr. Widmayer and duly seconded by Mr. Parker, it was unanimously **VOTED:** To adjourn the open meeting at 7:40 p.m. for input from members present.

Respectfully submitted,

Dana Parker, Member & Clerk