

GLA Project Review Committee Meeting Minutes Wednesday Feb. 7, 2024

Committee members present: John Carp, Scott Stomieroski, Doug Gill, Jack Sutton,

Committee members absent: none

Landowners' phone-in: Claudette Dirkers, Bill Kelly

Meeting called to order by John at 7:05 pm.

1. Bill Kelly Project proposal NG – 43-4. Bill inquired as to whether that upon building a new house next to his current dwelling, his current home could be designated as guest house. It is 1700 sq. ft. and the size stipulation for guest homes is 1200 sq. ft. Bill, Doug and John will meet with Bill in a couple of weeks to review the project site. Bill will get exact square footage of current home, it may be less than 1700 sq. ft.
2. John agreed to remain committee chair. Jack Sutton agreed to research the backlog of outstanding project review cases.
3. Review bond refunds for Barnasevitch, NG 51-C, Keeler, 26-A1, and Stomieroski, SG 25. John has inspected them, and they are complete and in compliance with setbacks and original plans. Motion: Doug: Approve these refunds, upon condition that final refund amounts are determined. Jack: Second. Motion passed unanimously.
4. Dried-in policy review. Committee agreed that the process should remain as is. Even though framed dwellings are not habitable, contractor traffic for finishing the project justifies assessments starting at the dried-in stage. Three projects in North are close to dried-in status: McCann NG 35-B, Tepper NG 23-C, and Hirosake NG 23-E. Doug Gill NG 69 recently reached dried-in status and assessments can start.
5. Wheeler NG-37 project applications – tabled.
6. Several building projects that were not followed up by previous Boards need updating and final inspections. John has provided Jack Sutton with the database spreadsheet for outstanding projects that he received from Hendrick Gelderloos, previous PRC Chair. Jack has agreed to take on the task of updating the information and prioritizing projects that need inspections and/or new assessments levied and/or bonds refunded. The committee will work on getting all projects into one central database. The committee will coordinate with Claudette Dirkers, Asst. Treasurer, in verifying LO data for bond refunds and assessments. The final inspection form also needs to be completed and filed for each project after final inspection.
7. O'Connell Project application: Discussion on the O'Connell project and ownership dispute of the cabin in question. Committee agreed to get legal advice on the situation before furtherer action on the application.

Meeting adjourned at 9:50 pm

John Carp, PRC Chair

