

BOARD OF TRUSTEES MEETING
ROYAL CREST COUNTRY CLUB CONDOMINIUM
THURSDAY, April 15, 2021
6:30 P.M.

The meeting was called to order by Chairman, Dan Brown, at 6:30 P.M.

In attendance: Trustees, Dan Brown (Chairman), Tim Collins (Secretary), Carl Tempesta, and Jeff Smith. Via Zoom: Gerry Walsh (Vice-Chairman), Tom Barrile, and Tom Donaghey.

Also in attendance: Kate Kelly & Ken Tracy. Twenty owners in attendance and twenty-five via zoom.

Dan started the meeting by advising that snow removal costs for this winter were \$78,000, which was just under the projected budget amount.

Golf Guest Fees

Tim Collins explained that the guest cart fees have not been raised in some time. Tim recommended that guest cart fees be raised by \$1.00 for 9 holes, and \$2.00 for 18 holes. That will make the total fees for a guest riding a cart \$20.00 for 9 holes \$35.00 for 18 holes. The cart fees for owners will remain the same at \$7.00 for 9 holes.

Tim made the motion to increase the guest cart fees as described above. Carl seconded the motion, all approved.

Picnic Table Donation

A unit owner in Building 7 is donating a picnic table to RC to place by the old fireplace by the tennis court. The Board voted unanimously to accept the donation. Donations like this are subject to being accepted by the Board and once approved, become the property of RC. Any unit owner may use the table.

Golf Barn

The site of the new golf barn is still being discussed. It will be in the current location or within the wooded area behind the sixth green. Once engineers are consulted and a site is determined, it will be marked for owners to be able to view the location.

Paving Update

Ken has been collecting bids for paving the sections of Rainbow Pond Drive that have not been completed. Jeff Smith will be involved in the process. Quotes are being solicited from Cisternelli Brothers, Donegal Paving, and T.L. Edwards. The most immediate need is for road replacement from Building 16 through to Building 34. In addition, there are other smaller areas, including some drainage grates, that will be included in the quotes. There will be an update at the next meeting.

Golf Course Drainage/Sand Trap/Geese Issue

Dan explained that there are three areas on the course that continue to need drainage work: The ninth green, the seventh fairway, and the fourth fairway. The 4th fairway is the main priority. We have received one quote from Sports Turf Specialties for just under \$30,000. This company performed the drainage work on the fifth hole last year. There will be an update at the next meeting.

The geese problem has greatly improved thanks to the arrival of the two swans in Rainbow Pond. The geese have been an ongoing issue. Our pest control company offers a goose dog service that we may take advantage of as needed.

Comfort Animal Reminder

RC has a long-standing no pet policy. However, the law requires that we allow “emotional support animals,” with reasonable regulations.

All owners of emotional support animals must present proper documentation to the RC office. Also, please remember that dogs are not allowed outside their respective units without a leash, this includes the tennis court. Dogs are not allowed to run loose in the tennis courts. Owners must pick up waste and it is appreciated if dogs are walked directly off RC property. There is no dog walking allowed on the golf course, cart paths, or practice areas.

Owners have complained about non-residents walking their dogs on RC property. Ken and Kate will order new signs to be placed at our entry locations.

Landscape Update

Tom Barrile stated that Brightview will begin planting around the pool on Monday, April 19. Those landscape plans are posted on the website.

Brightview has also started the spring cleanup and Murphy Landscape will begin repairing the damage from the snowplows over the winter. The common area irrigation will also be turned on in the coming week.

Financial Update

Please see the attached at-a-glance report. Operations are currently on target and within budget projections.

Closing

Jeff Smith brought up two unit owner concerns. One was for power washing the pool deck, which is done at least twice per year. This will be performed prior to the pool opening. The second concern was the condition of the handicap ramp. The ramp was scheduled for repair last year, but the pandemic caused a shortage in materials. As soon as the lumber becomes available, the project will be completed.

A unit owner mentioned the conditions of the garage doors. Please remember that garage doors are unit owner responsibility. Also, the only new door that can be installed is the HAAS Brown door.

Please contact Kate with any questions.

Another owner asked about the pool furniture. RC will be getting new furniture this year.

The Board complimented Ken and Peter on the function room winter project. Over the winter the room was painted, and new light fixtures were installed.

The Board also congratulated Ken on his retirement from the Walpole Fire Department after thirty-five years of service.

The common area cleaning was mentioned by a unit owner. RC will solicit quotes and determine if a change is needed.

An owner asked generally about the condition of the large pine trees throughout the complex. Tom Barrile explained that Brightview is going to bring an arborist on site this year to evaluate several items, including the trees.

Meeting adjourned at 7:35
Next Board Meeting: TBD

Respectfully Submitted,



Tim Collins, Secretary