

**Preserve Homeowners Association**  
**Sept. 9, 2023 Annual Meeting Minutes**  
**Clearing behind 4345 Winding Creek Rd**

*Board members present:*

President Kelly Kellish

VP David Angello

Treasurer Jim Pompo

Secretary Michelle Sun

Director Dwayne Wisbey

Also Present: Renee Rotondo - Town of Pompey Supervisor  
Quorum of neighborhood attendees was reached.

Meeting commenced at 2:10 p.m.

1. Notice of Meeting was distributed per Bylaws
2. Minutes of 2022 Annual Meeting

Motion to waive reading that was passed by acclimation.

3. Treasurer Report

Costs to common area increased as well as liability insurance for 2023. This year we also had the added expense of mowing the Preserve trails, as this was done voluntarily by Dave Angello in the past. We need new quotes for yard waste pickup, landscaping and trail mowing before deciding 2024 dues. Right now we will probably have a reserve of about \$2000-\$3000 and ideally we should increase this reserve closer to \$10-\$15K in case of future emergencies or legal expenses. 2024 dues may increase around \$10-\$20 per year per house, but this is to be determined after receiving quotes for all of the required maintenance.

4. Drainage

Dave Angello explained the history of the drainage issues and the work done last year. The drainage project was designed to be a bio-swale which qualified for federal grant money. While Renee Rotondo helped allocate money to complete the project, there have unfortunately been issues that have come up. Part of the pipe behind 4349 Winding Creek has floated above the gravel more than once. Additional drain pipe sections have floated (risen out of the ground) between Preserve Parkway and lower Winding Creek homes. The Town of Pompey Engineer of Record John Dunkle PE, CPESC, and Town Supervisor Renee Rotondo walked through the

affected drainage areas to try to understand why the pipe sections are floating. Three problems were discovered.

- The sections of pipe that are floating are not perforated. Since they do not allow seepage of water into the pipes, the water is collecting below them and causing them pop up over the gravel. There is no easy way to know how much of the installed pipe is not perforated as it is covered with dirt and stone.
- It was observed that approximately 3 inches of gravel was covering the drainage pipes when the specifications called for 12 inches of gravel. The additional stone would help create more weight and hold down the pipe.
- It was also observed that the catch basins (Green vertical pipes with Black Metal Covers) did not have the ability to allow surface water to drain into them due to the installation height and lack of slits or perforations at ground level.

The town is taking legal action against the contractor. Renee Rotondo explained that her term is ending in December 2023. Neighbors expressed concern about whether or not the next town supervisor will continue to prioritize our drainage project and about the timing of the project because things always take much longer when dealing with litigation. Renee explained that everything is still so new with litigation efforts that it is difficult to know how long it will take. She certainly hopes the next supervisor will prioritize our project.

The new homeowners who live near Future Lane explained that they have very wet backyards that are not addressed by the recent drainage project. The water that collects there is runoff from Lipe property. Dave Angello said he would speak to Lipe family about any possible remediation to help avoid having so much water collect in the affected backyards.

#### 5. Mowing the forever wild

To keep the forever wild under control it has been recommended to have it mowed at least once a year. More often would be better. For the last few years, we have had Pompey farmers mow and collect the grass for food for their cattle. During 2023 Tom and Bob Purcell provided this service in exchange for keeping the hay for their farming purposes. Bob Purcell has also helped to fill a few sink holes in the Preserve drainage pond to help us keep it a safe area to navigate.

#### 6. New Business – Debris on Future Lane

The homeowners who live near Future Lane stated that the construction work has left a lot of debris in the road. There was some effort to clean it up, but it is still not right. Since then a barrier has been added to prevent more debris from adding to the mess. The board will reach out to make sure it gets cleaned up as bikers or walkers could easily get hurt when navigating that road section.

Motion to adjourn was passed by acclamation. Meeting adjourned at 3:08 p.m.