

Halcyon Board Meeting Minutes

SEPTEMBER 11, 2025

Call to Order

The meeting was called to order at 6:45 pm.

Roll Call

Approval of August 2025 Minutes

Agenda

- Treasurer's Report (see attached) reported by MaryAnne
 - Questions about format reviewed - following accountants' recommendations
 - Amazon acct questions: Business acct established - questions reviewed
- Office Assistant Update: Felicia, 15 hours per week M-W
- Pool Closing - September 15 / October 7
- Parking Lot Project Update: Start end of September - Cars will need to be moved 1-19.
Need updated list of cars
- **MASS SAVE** reminder - Last day to respond is September 19
- MASTER DEED COMMITTEE
 - Task force formed: 17 volunteers
 - Developing a project management plan
 - First meeting Oct 9 at 5:30pm prior to board meeting
 - live overview with Timothy Erasami Esq
 - Will be meeting first Thursdays 530-730
 - Concerns about changes from some (parking, children, dog poop)

Update on Common Area Maintenance and Upkeep Projects

- Update on Sewer Issues - Significant
 - FAST system explanation
 - 4 need replacement –
 - 4 being pumped at one time
 - New ones have elevated nitrogen – using baking soda.
 - Recommendations from members Cliona to consult with town.
- Maintenance requests being completed
- Irrigation – some removed and some need to be installed
- More trees are to be removed in spring
- Seeding (some done)
- Dog Path Issues - Dog walker design, original plan reviewed.
 - Please keep dogs on the path
 - Building 20 - request to avoid the grass
 - Suggest a few signs to indicate dog path

Future Projects

Maintenance and Repair Report from Maintenance Designee

- Reports
 - Pool Maintenance: closing Sept 15
 - Harbormaster: none
- Contractual Obligations - none
- Capital Improvements - reviewed
- Claims and Litigation - none
- Employees and Contractors: no change
- Beautification Committee: no report
- Communications from Halcyon Clubs & Organizations: none

Public Comment

- Flag is tattered
- Square Dancing request

Other Business Properly Before the Board

Executive Session

- Not Held

Adjournment:

Meeting adjourned at 8:35 pm

Minutes Approved: October 8, 2025