

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 9:07 AM, Saturday August 16, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Roy Schulter, along with James Walker, ED, and homeowner Richard Allin.

The meeting minutes of July 19, 2025 were approved.

Letters of exterior maintenance, repair, or replacement, approved by ED or Co-Chairs

LOT# 30, POND LOOP, GRIFFIN, STUMP REMOVAL
LOT# C-160, EAST BROOK, SEWALL, FRONT DOOR AND REAR SLIDER
REPLACEMENTS
LOT# 149, BIG BEND, ZVAIGZNE, CLEAN AND STAIN DECK
LOT# 416, SHINCRACKER, ROGERS, TREE REMOVAL
LOT# 554, DOE RUN, ALVES, FIRE PIT AND DECK REPLACEMENT
LOT# 12, K LOOP, DEROSE, DECK REPLACEMENT
LOT# C-251, EAST BROOK, GOTTLIEB, HOUSE PAINT, DECK ROT REPAIRS AND PAINT
LOT# 639, FROG HOLLOW, BAHR, WINDOW REPAIR
LOT# 24, OVERLOOK, PRINZ, DECK REPAIRS AND HOUSE PAINT

New Business

LOT# 7, BULLET HOLE, ZEMBROSKI, ADDITION – APPROVED, PENDING TOWN PERMIT
LOT# 164, BIG BEND, WOOD SHED AND VARIANCE REQUEST - ACC TO RECCOMNED
TO BOD
LOT# A-74, WOODCHUCK, MCMILLAN, VARIANCE REQUEST – ACC TO RECOMMEND
TO BOD
LOT# A-1, HOWES LOOP, CLEMENT, WOOD SHED - APPROVED
LOT# C-197, LOWLAND LOOP, FONTAINE, DECKS AND BASEMENT ENTRY -
APPROVED

Old Business

LOT# 435, SPLATTER FOOT CLOSE, KUCHTA, VINYL SIDING 7/25 In Progress (IP)
LOT# A-9, UPPER HOWES, KESSLER, DECK 6/25 IP
LOT# 153, CHIMNEY HILL ROAD, MAYNARD, GARAGE 6/25 No Progress (NP)
LOT# C-195, LOW LAND LOOP, CRISPINO, DECK ADDITION 5/25 IP
LOT#A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE 5/25 IP
LOT# 552 BIG BEND, MUSA, GARAGE 4/25 IP
LOT# 348, SNOW SHOE, OLIVER, SHED 3/25 NP
LOT# 642, FROG HOLLOW, ZITO, DECK 11/24 NP
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 IP
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 IP
LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 ext. 10/24 awaiting Variance Req.

Members Concerns

Other Business

The ACC members discussed Section I, number 8. Maintenance Modifications of the ACC Gs & Rs. Specifically landscaping and interior room renovations notification requirements. The ACC approved new language to clarify when notifying the ACC is required:

1. Maintenance Modifications – Any exterior maintenance/modification to homes or property such as: exterior painting/staining, replacement of existing decks (with no change in size or dimensions), replacement/repairs to roofs, substantial changes in size/location of windows, chimneys, stairs, driveways, drainage, septic repairs/replacement, increases or decreases in home bedroom counts, must be submitted, in writing, to the Chimney Hill office.

Landscaping or tree removals or any of the fore stated projects on common lands or not on the homeowner's property, must be submitted, in writing, to the Chimney Hill office.

While no fee is required for Maintenance Modifications, approval by the ACC or its designee is required prior to the start of maintenance and/or modification.

Executive Session, 9:49 for legal. Exited 10:05

Next Meeting Date

9/20/25 8:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 10:08 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem