

POALH Board of Governors  
Meeting Minutes  
April 20, 2013

The meeting was called to order by Gail Grzegorzak at 9:45 a.m. at Lee Griffin and Jason Griffing's house at 83 Wildwood, East Haddam. Board members in attendance were Dave Edgington, Dave Glazier, Gail Grzegorzak, Diane Nelson, Linda Nuzzo, Gary Petersen and Bonnie Sudell. Absent were Larry Lusardi and Mike Trocchi. Also attending were Lee Griffin, Treasurer, Ed Bader, Budget Chair and Bob Sudell and Jason Griffing, Pavilion Committee.

Minutes: The minutes of the March 16, 2013 Board Meeting were accepted as presented.

Finance Reports:

Treasurer's Report: Lee reported that the budget format has been modified to show the normal operating budget on one page and the expenses/income related to the fire and pavilion rebuild on a separate page. The reserve funds will be separated into the weed control reserves, the memorial fund and unallocated reserves. He reminded Board members that all mail, including contracts, should be directed to our P.O. Box. He also reported that he and Jason had been successful in their efforts with the Town in reducing the assessments of two POALH properties. The assessment for the old tennis courts dropped from \$3,900 to \$560, while the driveway adjacent to the old tennis courts was reduced from \$1,050 to \$490. His report was accepted as presented.

Tax Collections: It was reported that one of the liens, totaling \$5,800 should be paid very soon. The Board agreed to publish delinquencies alphabetically by last name, including addresses, by mail, on the website, in our email newsletter and in the first carrier newsletter. All questions should be directed to Brenda Armstrong, our Tax Collector.

July 2013 Tax Bills: Ed commented that we have never had a handle on the total grand list before this year. With revaluation, our grand list has declined 23% from \$54 million to \$41 million. He recommended that we increase the mill rate from .0028 to .0040 due to the revaluation and operating budget increases. The 23% drop in our grand list requires a .0009 increase in the mill rate. The increase of \$14,000 in the 2013-2014 operating expenses budget requires a .0003 increase in the mill rate. The total of these two adjustments adds .0012 to last year's mill rate of .0028, resulting in a .0040 mill rate for 2013-2014. A motion was made, seconded and passed to use the new grand list to calculate July 2013 tax bills and a mill rate of .0040. He recommended that we factor the delinquency rate (approximately 10%) into the gross revenue billed in future budgets to adequately fund Association operations and to remain fiscally sound. This change would take place for the 2014-2015 Budget. The Board agreed.

Insurance: The Board approved the change of our Broker of Record from Colchester Insurance to Bouvier Insurance. 99% of Bouvier's book of business is comprised of condo associations and beach associations. Coverages discussed included property, builders risk (for construction, a short term need), general liability of \$1 million per claim

with \$2 million aggregate, an umbrella of \$15 million (recommended), hired and non-owned auto (liability for use of personal vehicles for volunteers on association business), crime (loss of money), directors and officers liability (for actions of the Board), and workers compensation. Insurance for our swim instructors presents a problem as they teach in the lake, an open body of water. We will look at options but ideally should engage instructors with their own liability insurance, including hold harmless agreements. Parents of swimmers should also sign a hold harmless agreement as well as those reserving the pavilion. A motion was made, seconded and passed to place the workers comp and builders risk as soon as the quotes are presented. It is estimated that our annual insurance costs will increase by \$7 to \$12 thousand.

#### Special Meeting Review, Pavilion Update:

Gail remarked that the Board could have done a better job of avoiding “sticker shock” if we had let members know what the initial bids had been. She stated that she is working on a mailing to explain to members the business decisions that have been made, and to remind members that the rebuild will involve no special assessments, and that everything will be to present code. She has also engaged a speaker from the DEEP for the June Meeting, to address weed treatment. Bob Sudell gave a report of the progress to date on the project, and the next steps. The old concrete pad has been removed and rebar (\$3,600) will be delivered Monday. The committee is tracking all “sweat equity” performed by volunteers and others. Bob reported that the plastic fence at the parking lot and on the beach had been cut in several places and all of the No Trespassing signs on the parking lot fence had been stolen. The fence has been repaired and signs will be replaced once the metal temporary fencing has been installed. It was decided that when the footings and concrete are poured, someone will stay at the site to prevent vandalism. Dave Glazier will notify the police of our concerns and advise them of the vandalism, and encourages all community members to pay attention when they are going by the site. He is developing a list of volunteers to aid in the security effort.

#### Old Business:

Discussion on the replacement of tables and chairs was tabled until the May Board meeting.

#### New Business:

North End: Neil Murphy brought a concern to Gail regarding No Trespassing signs posted by a neighbor on either side of Association property at the North end. He offered to pay for a survey to determine the exact property lines. The Board accepted his offer to pay for the property survey. Gary Petersen will contact Neil.

The Jandreau family offered to buy an aluminum dock for the North end as a memorial donation. The Board will address this generous offer as soon as the pavilion is finished.

#### Weed Control:

Aquatic Control Technology has been issued a contract to survey the lake in mid-May to re-affirm what areas need to be treated this year. They have obtained a waiver from DEEP and will not have to do an impact study of endangered species prior to treatment.

Treatment is expected to take place in mid-June, with notification going to members via Global Connect and signage provided by the vendor.

Tim Pelton advised Gail that a weed committee meeting will be held soon.

Aquatic Control Technology has recommended that we expand our water sampling from the current May through August to April through October. The Board will take this under consideration. Mike Trocchi will be taking our water samples this year. There was discussion of changing from the Chatham Health District, our current vendor, which offers free testing but with a 3-4 day turnaround, to Columbia Environmental Laboratory, which charges \$20 per sample (\$60 per week) but provides same day sampling. A motion was made, seconded and passed to have Gail pursue testing through Columbia Environmental Laboratory, with monies to come from our unallocated reserves.

#### Committee Reports:

Properties: Dave Edgington reviewed the proposed new signage for the beaches. The signs will be painted, not lettered, with rules bulleted, not numbered. Signs stating "Police Take Notice" will also be installed. He reported that the contract for the porta potties has not been awarded yet. As the beach rakers are under 16 years of age, he will discuss with parents if they will accept a check on behalf of their children. The lawn mowing specs will be posted in the Reminder. Those who bid last year will be asked if they wish to bid again this year. Trees that need to be removed will be identified so that bids may be obtained. Sand will be purchased for the beaches, in addition to reclamation efforts. We will be using the same swim lines this year as last. New ladders need to be purchased for the rafts. May 11<sup>th</sup> will be Beach Clean Up Day, starting at 9 a.m., and May 19<sup>th</sup> will be Beach Grooming Day, starting at 8:30 a.m. Although the pavilion is not yet built, there is a waiting list for reservations already.

Recreation/Social: There will be a tag sale on July 13<sup>th</sup>, with tables at the new pavilion costing \$10. Proceed will go towards purchasing new equipment for the pavilion. Members who wish to have their own tag sale on that day should contact Diane so that she can provide a map with their address highlighted. Members will be encouraged to bring paperback books to the June meeting. Arts and Crafts, Bingo, and Swimming (5 weeks this year) will begin after the 4<sup>th</sup> of July. Linda is looking into yoga as an activity. She is also looking for a tennis instructor if there are members who would like to take lessons on their own. We are still looking for a chair for Lake Hayward Days.

The meeting was adjourned at 1 p.m.

Respectfully submitted,  
Bonnie F. Sudell  
Recording Secretary