

POALH Board of Governors
Meeting Minutes
January 13, 2014

The meeting was called to order at 9:30 a.m. at the home of Bob and Bonnie Sudell, 164 South Road, Farmington by President Gail Grzegorzak. Board members in attendance were Dave Glazier, Gail Grzegorzak, Diane Nelson, Gary Petersen, Deborah Smith, Bob Sudell and Bonnie Sudell. Also attending were Ed Bader, Lee Griffin, Treasurer and Jason Griffing.

Minutes: The minutes of the November 16, 2013 Board Meeting were approved.

Financial Reports:

Treasurer: Lee reported that he has been working with Brenda Armstrong, our Tax Collector, and that their records match to the penny.

Pavilion Construction: Of the \$190,000 allocated, Lee has paid invoices totaling \$178,213.89, leaving \$11,786.11. The remaining funds will be used for furnishings and additional construction costs.

East Shore Checking: As previously noted, East Shore contributions are in a separate checking account. A motion was made, seconded and passed to close the East Shore Checking account and to hold the funds in a separate reserve account to be called the East Shore Lake Quality Reserve Funds. A motion was made, seconded and passed to allocate the funds to Lake Quality this year. A motion was made, seconded and passed to allocate any future donations from East Shore residents to Lake Quality.

1099's: Lee reported that 1099's would be mailed Monday January 15th.

The Treasurer's report was accepted as presented.

Taxes: Jason is researching individual lots, noting that some are not being taxed. The Town of East Haddam is behind in updating owners. Jason is identifying lots that have not been billed and making Brenda aware. It was agreed that, as they are identified, Brenda will send out bills, without interest.

Budget: Ed Bader reminded us that what is not spent in this year's budget will reduce the budget two years from now by the same amount. For example, if we underspend \$8,000 this year, the budget two years from now will be reduced by \$8,000.

Budget Committee: Appointments have been made to the Budget Committee. This year's committee will be Ed Bader, Roland DePratti, Kim Jonah, Larry Lusardi, with Lee Griffin and Brenda Armstrong as ad hoc members.

Pavilion Update: Gary Petersen reported that the punch list was being worked on. Scott Miers offered to purchase a refrigerator. At present, approximately \$6,600 is left unspent for furnishings. The Board will revisit the purchase of a refrigerator in May. There was considerable discussion regarding the keying of doors, padlocks, tennis courts, gates, the water bibs, etc. It was agreed that all Board Members should have keys to the pavilion doors and padlocks. It was also agreed that the door for the room used by Social/Recreation should be keyed separately from the other two doors. All Board members should also have keys to

the message boards, so copies will be made. Final decision as to the keying will be at the discretion of the Properties Committee.

Security: In order to remotely monitor the security cameras, we will set up an IP address through Comcast. Installation will be under the Security budget, and ongoing monthly access fees will be billed to Utilities.

The Board authorized Dave Glazier to proceed with installation of an additional camera pointing towards the porta potties. The expense will be allocated to the pavilion punch list. Second and Third Beach security issues were discussed. The Board believes that non-Association members, parking illegally, are the offenders. The local police will enforce our ordinances, and we will contact our First Selectman to let him know what we want to do.

Old Business:

Glimmer Glen Letter: Gail will forward the letter and video from Glimmer Glen residents complaining of drainage problems to Bob so that he can contact Public Works regarding the catch basins, and curbing. Gail and Bob will discuss appropriate actions before contact is made.

East Haddam Lakes Association (EHLA): Gail shared the powerpoint presentation that will be presented to the Town Finance Committee in March. Felicia Tencza, Chair of our Lake Quality Improvement Committee (formerly the "Weed" Committee) and Randy Miller have been researching, compiling facts and organizing the presentation. Gail will send the powerpoint to interested Board Members.

Town Liaison Job Description: tabled

Handbook: There has been no progress to date. There was discussion as to how we would distribute the handbook, ranging from sending it with the tax bills to posting on the web for people to download to hand delivering it to houses to putting it in the first newsletter. Bonnie, Gail and Diane will develop a list of topics to include.

Weathervane: We have received some donations. Further discussion was tabled.

Memorial Policy: A motion was made, seconded and passed for a memorial policy to be developed and presented at the next Board Meeting. Deb and Jason will work on it, with input from Janet Soboleski and Alice Miles.

Personal Dock at Little Beach: The Board will ask for proof of insurance from Don Hibbert and Mike Long. Bob will research what the Association needs to do to protect itself from the liability, as it is grandfathered.

Incubator/Water Testing: A benchtop model costing approximately \$500 will be ordered, along with water test kits. We should be ready to start testing the water by Memorial Day. Mike volunteered to keep it at his house and Deb volunteered to help collect water samples.

Signage for Hot Line Phone Number: Gail has been in discussion with Christine from the East Haddam Youth and Family Services Local Prevention Council to put signs up along Lake Shore Drive urging residents who see or hear something suspicious to report it.

Water Company: Larry Lusardi will contact our water company again to request a certificate of insurance that meets our requirements.

Beach Rakers/Garbage: There was considerable discussion regarding garbage on the beach and beach rakers. The idea of a part-time custodian, earning approximately \$5,000 during the season was discussed. That person would use mechanical equipment to fluff up the sand and would be responsible for bringing the trash to the curb on garbage day. Gary will get a quote

for a professional beach raker. If we hired a professional raker, our existing rakers would be responsible for light raking and garbage pick up. The idea of providing two garbage cans with liners at each beach was discussed (one for garbage and one for recyclables). It was agreed that this idea was probably not feasible and perhaps garbage pickup should be added to the landscaping contract.

Prohibited Signage: The Board agreed to defer action unless we received complaints about signs on personal property.

Survey: No progress. Tabled.

Parking Stickers: Per our current bylaws, parking stickers are to be displayed on the front driver's side windshield. It was agreed that we should be controlling property, not vehicles. We will look into taking reference to parking stickers out of the bylaws. Bob will work with Dave to develop a plan to issue four (4) parking stickers per property, possibly laminated and of the style used for handicapped hang tags.

Committee Reports:

Time Capsule: Gary will get a list from Dave Edgington as to what he already has for the time capsule. It was suggested that we put the minutes from the Town Hall Meetings and the new pavilion rendering in the time capsule. Early in the season we should have a "Down Memory Lane" event for Association members to bring things to the pavilion for inclusion in the time capsule. We will hold a ceremony over 4th of July weekend to bury the capsule, and cover it with concrete.

Grill: Dave Edgington is not in favor of renting grills for our events. Diane will get information from her brother-in-law on grills for the next meeting, and will work with Dave. An area must be designated for the placement of grills, leveled and with a pad.

Pavilion Rental: The calendar should be on our web page.

Water Bib: We will look into a water fountain as well as hose connections for the bib, soon to be located on the pavilion side of the street. The bib will be moved by the Connecticut Water Company as a courtesy to us.

Lake Quality Improvement Committee (formerly the "Weed" Committee): As evidenced by the powerpoint presentation referenced earlier, the committee is looking into other lake considerations and concerns. Dominic Meringolo of Aquatic Control Technology attended the December meeting. Aquatic Control's year end study is available on our web site. The study includes recommendations for 2014 treatment. The committee is obtaining budgetary quotes for the Town presentation to support our needs and is looking into other options for weed control. They wish to escalate the focus on lake quality to include education of homeowners including septic, leaves and boat monitoring.

Properties:

Third Beach Parking Area: Gary will ask Brian to talk with Don Biancamano about removing the rubble left after the bobcat excavation. Some of the rocks are suitable for use as erosion control.

The Association has been fortunate to be able to borrow heavy equipment over the years. Future rental from John Deere or Gano's, as well as a possible capital expense was briefly discussed.

Dog Park/Community Gardens at the Ball Field: A motion was made, seconded and passed to have the ball field area surveyed, including stakes and a map. The membership will be asked if they are interested in either a dog park or community gardens or both.

Mezzanines: Two mezzanines and a rack for the swim lines has been completed in the Properties room.

Social/Recreation: Swim lessons will start after July 4th and run for six (6) weeks. We are looking for a new assistant. Junior Chefs will happen again this year. We plan to show four (4) movies over the summer at the pavilion. Linda and Diane want to meet with those running the Golf Tournament, the Fishing Derby, Arts and Crafts and any other event to better coordinate and go over fees and guidelines. It was emphasized that a Board member should be responsible for contracts. A campout at Second Beach was suggested, along with Adult Bingo, an Adult Chef Event, Karaoke twice, and "Learn to Play Cribbage and Setback" a week before the actual tournaments. To increase participation in the Tag Sale, an ad will run in the Reminder News and signs should be posted in Colchester. The first Saturday of Lake Hayward Days will have the Fishing Derby in the morning, swim races in the afternoon and a band in the evening. A date for the Boat Parade was not finalized.

Garbage Contract: Our contract ends June 30, 2014. We will get quotes to have the porta potties cleaned twice a week from June 1st to September 30th, and once a week in May and October.

Communications: Gail will send a draft at the beginning of February.

Global Connect: More Board Members need to be trained on how to use this communication device. Association members also need to be encouraged to fill out the form on our website so we can contact them.

Fire Safety Awareness Day: Gary will look into. He will also look into the availability of smoke detectors.

CPR: Bonnie will provide some possible dates.

Kiosk: A motion was made, seconded and passed to authorize Jason to order the kiosk for First Beach.

Lake Hayward Sign at First Beach: We will look into getting an outside clock to put on the back of the sign.

Guest Speaker: Jeff Bender will come to our next Board Meeting.

The next Board Meeting will be Saturday, March 8, 2014 at 9 a.m. at the home of Deb Smith, 16 Jeremy River Drive, Colchester.

The meeting was adjourned at 1:05 p.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary