

POALH Board of Governors
Meeting Minutes
February 11, 2015

The meeting was called to order at 7:30 p.m. by President Gail Grzegorzak at her home, 34 Glimmer Glen, East Haddam. Board members in attendance were Cari Eckert via phone, Gail Grzegorzak, Jason Griffing, Gary Petersen, Deborah Smith, Bob Sudell and Bonnie Sudell. Also attending were Ed Bader, Tax Collector and Lee Griffin, Treasurer.

Minutes: The minutes of the January 10, 2015 Board Meeting were accepted as presented.

Financial Reports:

Treasurer's Report: Lee reported that Waste Management sent us a "catch up" invoice for approximately \$1,600 for their rate increase, based on the July 1st contract. About \$800 in taxes have been received since our January Board Meeting. All invoices have been paid and the books have been balanced. Ed and Lee participated in a conference call with our accountant and his final draft is in progress. The January interim financial report is ready to go on our web site as soon as what is now on there is removed and archived. The treasurer's report was approved as presented.

Tax Collector: Ed reported that twenty-one (21) delinquent accounts will be sent to our attorney (Pullman and Comley) who will follow the normal procedure that towns follow to collect delinquent taxes including interest. As a taxing district, we follow the same State statutes as towns. The attorney will offer them a three month payment plan or the option to pay all at once. If they don't pay, they will go to auction and the lien will be sold. If the lien is sold, the property owner will have six months to pay, including interest accrued. Although still calculating taxes due, Ed estimated that these property owners owe between \$60,000 and \$70,000. The most delinquent property owner has not paid taxes in twenty-five years. State statute only allows us to collect taxes and accrued interest for the past fifteen years. This property owner owes about \$11,000 in Association taxes, of which \$5,000 is interest. Ed noted that, subsequent to our January Board Meeting, he found out that two of the twenty-one accounts are not current with East Haddam taxes either. Denise Dill, Tax Collector for the Town of East Haddam, is also in the process of sending delinquent accounts for collection. The second step in this tax collection process, which is being reviewed by Ed and Lee, is to identify property owners who either paid their current taxes late without including the interest due or who have not paid their taxes for this year at all. Bills will go out to these property owners, including accrued interest. If they do not pay the interest within twelve months, a lien may be placed on their property. Note: They will also be responsible for the cost of the lien - \$106.

Ed reminded board members that all communications regarding overdue taxes should be referred back to our attorney. We should not engage in conversation with any property owners who have received demand letters.

Old Business:

Tax Collector Transfer: Brenda Armstrong, Ed and Gail met on Saturday, January 17th at which time Brenda turned over all tax records to Ed. Her official date of resignation was December 31, 2014, as she did not work on POALH tax matters after that date. In effect, Ed became Tax Collector as of January 1, 2015. His first stipend of \$1,500, for January through June, has been paid.

There was a question regarding the placement of liens on properties. Ed stated that bills that were unpaid for twelve months for the oldest year and sixty (60) days past due for the current year would result in the placement of a lien. For example, a property owner who is two tax billings behind at September 1 of any year would have a tax lien placed on the property unless a lien was already on the property for non-payment of taxes.

Gail will ensure that Mike Trocchi change our website to reflect Ed as Tax Collector.

Parking Permits: Hang tag parking permits have been received for inclusion in the Spring Packet. They will be placed in quart sized zip lock bags, along with a notice advising members that these are the only acceptable parking permits going forward.

Committee Reports:

Bylaw Revisions: Bob will email the latest revision to all Board Members tomorrow for review before inclusion in the Spring Packet. It is expected that the Bylaw Committee will meet again before the Town Hall Meeting in May, and that the final revision will be presented at the June Meeting. One possible change that is not in the existing revision has to do with the Nominating Committee. Now the bylaws state that none of the members shall be Board members. It was proposed that that language be removed and new language was proposed, allowing Board Members to be on the Nominating Committee, either as Chair or committee members.

Ed commented that we have not defined a "member" in our Bylaws. Bob read the definition as stated in our Charter. Our Charter does not specifically address voting rights for trusts, corporations or partnerships. Bob will clarify before our next meeting. It was agreed that only "members" should be able to vote at meetings and that members must register with the Secretary-Clerk. A Voting Registration form will be included in the Spring Packet, and members will be encouraged to complete and submit the form in advance of the June Meeting. The form will also be on our website and available at the Town Hall Meeting and the June Meeting. Members eligible to vote will be given a brightly colored piece of paper at meetings to signify their eligibility to vote. We will also include the form with our next tax bills. We will phase in this requirement over the next year.

Provision has been made for the use of absentee ballots at Special Meetings and Referendums.

Conflicting language regarding the method of communication to members in Article IX was changed to be consistent.

Rules and Regulations: Cari had a question about a slingshot being an expulsive device. Minor grammatical changes were made. Minor changes to the Boat Rack Rules were discussed and implemented. Deb Smith will make the changes.

LQIC: Gail thanked all Board Members for attending the January 31st Lake Hayward Watershed Management Plan Stakeholders Meeting to help write the management plan. Felicia and Randy will be invited to our next Board Meeting. Gail hopes to give

them guidance as to long term goals and financing, based on the needs of the community. Lake quality is our primary concern. It is important that we have representation and support on the committee, and equally important for them to understand that they are not a standalone committee, but that they report to the Board. Gail commended the Board for all being on the same page in terms of our goals, objectives and means to the end. She appreciates the attention to detail as well as focus on the big picture.

Lee reiterated that invoices from LQIC must be approved by the President or Vice President. They should not be committing POALH funds without approval.

Tax Collection Efforts: Ed remarked that, as a result of the tax collection efforts, we should have a "windfall" of paid taxes. He believes that we need to give some of it back to the members in the form of a reduced mil rate.

The remainder of the agenda (non-essential reports by Properties, Public Safety, Calendar) was suspended, contingent on the Board approving all materials going into the Spring Packet.

New Business:

Cash Reconciliation: Jason said that the latest reconciliation was ready to go on the web site. He will send the information to Mike Trocchi, along with instructions on removal of the financial information there now.

Secretary-Clerk: A motion was made, seconded and passed to officially elect Bonnie Sudell as Secretary-Clerk.

Properties: Gary is working on the lawn maintenance contract, including spring cleanup and spring and fall cleanup of the rights of way.

2016 Calendar: The Garden Club is putting together a calendar for sale. The cost will come out of the Garden Club budget.

Transfer of Presidency: Gail will run the June meeting and Bob will run the August meeting.

Food Vendors and Bands: Jason proposed several ideas for food trucks and bands. They will be tentatively included in the calendar. July 11th will be the first date. A tentative budget of \$1,500 per event was suggested. Members could enjoy the band and pay for the food. We could also subsidize the food truck.

Swim Lessons: At this time, we do not have a swim instructor and it is doubtful that we will be able to find someone who meets our insurance requirements.

The next meeting will be Saturday, March 14, 2014 at 9 a.m. at the home of Cari Eckert, 57 Buttonwood Road, Hebron.

The meeting was adjourned at 10:13 p.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary