

Property Owners Association Lake Hayward
Annual Meeting
August 21, 2016
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The meeting was called to order at 10:05 a.m. at the pavilion by President Bob Sudell. Present at the roll call of the Board of Governors were Cari Eckert, Gail Miers, Jason Griffing, Gary Petersen, Don Smith, Bob Sudell, Bonnie Sudell, Bill Taylor and Adam Thompson. Also present were Ed Bader, Tax Collector and Lee Griffin, Treasurer. There were 62 members present.

Bob Sudell asked that members be respectful when speaking and to limit their remarks to five minutes and to speak no more than two times on the same topic. He also asked that members use the microphone that Don Smith had and to state their name and address before speaking. He also reminded members that Board members were uncompensated volunteers, and that we have neither a public works department nor a constable.

Minutes: A motion was made, seconded and passed to accept the June 26, 2016 minutes.

Introductory Remarks: Bob said that the Board was embarking on the development of a strategic plan to better plan for the future. He stated that the Board may have been short sighted in lowering the mil rate to .0035 mils. To support the proposed 2017-18 Budget, committee chairs were asked to document what they had done in the past budget year as well as their plans for the future. It was hoped that projecting expenses three, five and ten years out would help to stabilize the mil rate. Goals of the Board for the past year included better use of our properties, improvements to the beaches and rights of ways and maintenance of the properties. A new document storage and retention and correspondence system was also implemented to comply with legal requirements of a municipality. Written protocols and guidelines are being developed so that future Boards would not have to revisit issues that had been discussed and decided by previous Boards. Bob stressed that compromise was needed to move forward and introduced Cari Eckert as our new President.

Financial Reports

Treasurer's Report: Lee Griffin directed members to the August 20, 2016 newsletter containing our year end report and budget to actual report. He clarified that of the \$22,000 reported received from the Town, \$9,000 was actually a DEEP AIS Grant. Bashan Lake also did not use all of the funds allocated to them. On the balance report, all of the East Shore monies have been spent and Lee will amend the report to show that. Jeff Walter asked why we had workers compensation coverage. Bob replied that, although we do not have employees, it was strongly recommended by our insurance agent, Bouvier Insurance, that we carry workers compensation to protect the POALH. Depending on the circumstances, volunteers are covered under general liability or workers comp. Bill Wamester asked where the workers comp was reflected. He asked for a schedule of the various policies.

Tax Collector: Ed Bader reported that, for the first time in Association history, all delinquent taxes had been collected. Unfortunately, two properties were sent to tax lien auction. Tax bills for the current year have already resulted in a 93% collection rate.

Reports of Committees

LQIC: Felicia Tencza reported that during 2015-16 the lake had an herbicide treatment of about 30 acres, an informational program by Kathy Connelly, a permit to discharge drawing, continued development of a lake watershed management plan, monitoring of total phosphorus and chlorophyll a, secchi disk data collection, the East Shore Gazette, identification of lake outflows, environmental geochemistry research by Wesleyan students, and an extensive and comprehensive East Haddam budget presentation.

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Randy Miller commented on the importance the entire watershed to the health of Lake Hayward, including the proposed 115 acre Colchester Land Trust acquisition. He stated that there was continued progress on the lake watershed management plan.

The winner of the \$200 permit to discharge drawing was Ronald Levesque. Next year the winner will receive \$250.

Next year the lake will be treated as needed and a rain garden clinic will be offered. Members wishing to have a home visit by the rain garden expert will pay half the normal cost of the visit, with the POALH paying the other half. More information will be available in the Spring 2017 packet.

Peter Paschke asked about monitoring of the State boat launch. There is no money in the State budget. Successful programs have paid people to monitor the boats.

David Larkin has a question about personal dredging. Gail Miers said that an initiative had started a couple of years ago to help interested homeowners who wanted to dredge. The process is DEEP regulated, requiring permits, with the cost based on the amount of muck removed. Two vendors had been contacted to provide estimates, quoting auger versus suction dredging. Costs were estimated to be between \$2,800 and \$11,000, depending on the property. This is not a POALH initiative and will go forward if the individual homeowners commit.

Jeff Bender asked if we could close the State boat launch. Felicia said that she was not aware of any lake that had successfully closed a State owned boat launch. Future grants might be affected without public access to the lake.

A motion was made by Tadd Wamester to rearrange the agenda to vote immediately on the budget. The motion was seconded. Bob reminded members that the agenda was structured to allow committees to report on how they were spending their monies to allow for a better understanding of the budget. The motion was defeated.

Properties: Gary Petersen reported that last year we put up new beach signs, new fencing at Third Beach, new boat racks at Third Beach, a new shed at Third Beach, new sand on all the beaches and the volleyball court. The biggest project of the year was the new ramp at Third Beach which is not yet finished and the ramp at the south end.

Gary hopes to hire a part time maintenance person next year, as well as rebuilding the walkway from the Third Beach parking lot to the ramp, and improvement to the Third and Second Beach parking lots. A work party will be held October 15th to remove the rafts and swim lines. He thanked Linda Abel and Bill Taylor for their initiative to keep the geese off the beaches. He thanked Tom Kress for getting and installing the new signs, Neil Murphy for building the boat racks, Bill Taylor for coordinating third beach initiatives, Lee Griffin and Jason Griffing for the new kiosks and Don Smith (retiring from the Properties Committee this year) for all of his help in Properties.

Shannon McKane strongly suggested that the Association hire a company for part time maintenance. Gary said that that was his intention.

Public Safety: Bonnie Sudell thanked those who have already purchased reflective address markers and urged members to see Lt. Kevin Ruty of the East Haddam Volunteer Fire Department, present at the meeting today to order a marker for \$15. Most of last year's budget was spent on hiring police protection for events. Traffic cones and other warning devices were also purchased last year. This year police protection and a fireproof filing cabinet were the major expenses. We are looking into hiring parking lot monitors.

Diane Nelson asked if we should identify ourselves as being in Colchester or East Haddam if we needed to call 911. Officer Mansfield said that if we stated we were at Lake Hayward there would be no confusion.

Secretary/Clerk: Bonnie Sudell said that more than 225 members have registered with the Secretary/Clerk and that going forward, only those registered would be able to vote at meetings.

Social/Recreation: Don Smith slightly exceeded his budget last year, due to the timing of events. This year's budget is on track, and he thanked everyone for helping to run events. Food trucks have proven to be very popular and will be continued. In the future the pavilion will be reserved on the nights of pot lucks in case of inclement weather.

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Glimmer Glen: Gail Miers said that there were issues that needed to be addressed before the Town would accept Glimmer Glen, including drainage. Making the road one way has been a suggestion. Gail and Bill Taylor will contact each property owner over the winter to get their cooperation and buy in. The initial engineering study has been completed, resulting in an estimated cost of over \$150,000 to rebuild the road so that we could petition the Town to accept it.

Pilgrim Way: Cari Eckert reported that the access road is an unofficial right of way, with the property belonging to the individual property owners. Maintenance and drainage are major issues. The Pilgrim Way committee is looking at the legal ramifications of this situation.

Promotions: Gail and Shannon are retiring and Moira Boone will take over Promotions next year.

Budget Presentation: There was a motion from the floor and a second to adopt the budget as presented. Fran Fantozzi commented that the budget was increasing too much. Jeff Walter was concerned that the mil rate had been decreased but now would likely be increased. Ed Bader replied that this concern was one of the reasons that the Board was developing a strategic plan and that the mil rate would be set in the spring based on the Town's Grand List. Bill Wamester remarked that the mil rate had increased by 30%. The Board again acknowledged that they should probably not have decreased the mil rate last year. Mary LaPorte commented that we were getting a lot for our money and it was necessary to continue in the direction we are going. Linda Abel asked where all the young homeowners were. The Lake has had a rich history of volunteers and everyone needs to help. Donna Paschke commented that other associations charged far more and that we were getting a great value. There was a motion to move the motion. It was seconded and passed. The budget passed with six in opposition.

Linda Abel made a motion that the Board go out to dinner. It was seconded and passed.

Unfinished: There was a motion to accept the proposed bylaw revisions. It was seconded and passed with one opposed.

New Business:

Retiring Board Member: Bob Sudell thanked the Board for the opportunity to serve.

Board of Governors Nominations: Gail Miers presented the following slate of new members to the Board of Governors: Bill Taylor as Third Beach Rep with term expiring 2018; Cari Eckert as First Beach Rep with term expiring 2018; Bonnie Sudell as Second Beach Rep with term expiring 2018 and Corinne Halliday as Rep at large with term expiring 2019. Continuing in their terms were Jason Griffing as Rep at Large with term expiring 2017; Gary Petersen as Rep at Large with term expiring 2018; Don Smith as Second Beach Rep with term expiring 2017; Adam Thompson as First Beach Rep with term expiring 2017 and Gail Miers as Third Beach Rep with term expiring 2017. There were no nominations from the floor and the slate was approved as presented.

New Business from the Floor:

Randy Miller made a motion that the POALH donate \$1,000 from the contingency reserves to the Colchester Land Trust. The motion was amended to come from the operating budget. The amended motion was seconded and passed. Randy Miller made a motion that the POALH donate \$250 to the CT Federation of Lakes. The motion was seconded and passed.

Randy Miller announced the September 17th meeting of the SE CT Lakes Forum and the September 14th meeting of the East Haddam Lakes Association.

The meeting was adjourned at 12:03 p.m.

Respectfully submitted,
Bonnie F. Sudell, Recording Secretary