

POALH Board of Governors  
Meeting Minutes  
November 16, 2013

The meeting was called to order at 9:10 a.m. at the home of Linda Nuzzo, 1199 Woodruff Street, Southington by Vice President Robert Sudell. Board members in attendance were Diane Nelson, Linda Nuzzo, Gary Petersen, Bob Sudell, Bonnie Sudell and Mike Trocchi (via phone).. Also attending were Brian Kelly, Bouvier Insurance, Lee Griffin, Treasurer and Jason Griffing.

Insurance: Brian Kelly of Bouvier Insurance was introduced to the Board. He explained that Bouvier specializes in common interest communities, and represents 1,300 associations statewide. There was discussion on our D&O (Directors and Officers) coverage and our Employee Dishonesty Bond. A member of the Association raised the question of suing the previous Board. A motion was made, seconded and passed to not pursue a lawsuit against the previous Board for errors and omissions.

The additional premium for dam liability will be \$500, which covers failure of the dam. It was noted that the downstream impact of such failure would be minimal. As the Board wants to discourage people from hanging out at the dam area, several ideas were proposed. The Properties Committee plans to put a split rail fence across the street side of the dam. It was suggested that we look at "No Trespassing" or "Caution – Dam" signs, and possibly buoys across the spillways.

Our policies will renew July 21, 2014. Brian will review coverages with us 90 days in advance of renewal. He stated that he can arrange for a July 1<sup>st</sup> renewal to correspond with our fiscal year.

With respect to bands, swim lessons, yoga and other activities, it is important that we have contracts and that instructors have their own insurance to transfer the risk. In contracts, the instructor should hold the Association harmless and indemnify us. The yoga instructor should have a waiver for participants to sign. Members who participate in work parties are covered under our Workers Comp. Volunteers who own their own businesses and donate services to the Association would have to prove that they were employees of the Association to be covered under our Liability.

Minutes: A motion was made, seconded and passed to approve the Board Minutes of 9/15/13.

Committees:

Properties: Gary Petersen said that we obtained approval in October from Inland/Wetlands for a dock and drop off area of 18' x 30' at the North end. John Allegra will build the drop off area for a cost not-to-exceed \$3,000. The dock will be purchased and installed in the Spring, as well as fencing and signage indicating loading and unloading only in the drop off area.

After a successful dam work party in October, Peter Doyle donated his time leveling the area, grinding down the stumps, spreading topsoil, and planting grass seed. In the Spring, some stone will be placed to prevent additional erosion and a split rail fence will be installed along the street side. It was noted that we need to obtain quotes for repairs to the spillway.

On November 2<sup>nd</sup>, five (5) boats were taken to the ballfield and the swim lines and rafts were brought in. Brian Bagnati will pull the rafts up onto the beaches.

Larry Lusardi, water company liaison, called to say that the water company asked to use the First Beach parking lot this winter to store materials for their Ridgewood Road project. We will ask Larry to ask the water company for a certificate of insurance, naming us as additional insured, to be sent to the PO Box.

It was noted that the Town Building Inspector backed into the fence at the First Beach parking lot; we will fix this ourselves. Properties is considering upgrading the lighting at the First Beach parking lot, possibly in the Spring. They will try to buy the fixtures before year end.

In early Spring, quotes will be obtained for tennis court repairs. Bob will give Gary the name of a vendor he has met. The meter box door at First Beach will also be repaired.

Gary has volunteered to make new signs for Hayfield and Lake Hayward Town Road.

Social/Recreation: Linda and Diane reported that they are already planning for next year, hoping to continue with the successful yoga, Junior Chefs and karaoke, among other activities. The theme for Lake Hayward Days will be "Knights of the Oval Lake." Several movie suggestions for "Movie Knight" included The Princess Bride, Monty Python and the Holy Grail and Robin Hood, Men in Tights. They want to schedule an ice cream social for early in the calendar and encourage all who attend to wear nametags.

The date that beachrakers start as well as the procedure for hiring them is up for discussion. We will also get quotes for mechanical raking.

Consideration will be given to getting a lock box at the pavilion.

The committee is looking for ideas for a Men's Night – BYOB, cards, etc.

Pavilion: Punch list items are estimated to cost about \$6,000. These items include top coating in the Spring, grills, a pad for the grills, shelves for the cabinets, a countertop for the base cabinets, a mezzanine, and additional lighting for the pavilion interior. Expenses should be closed out this fiscal year.

Water Quality Testing: Tabled. Need to contact Scott Miers for update.

Treasurer: Lee said that he is working with our Tax Collector, Brenda Armstrong, to reconcile receipts on a monthly basis. The donations from East side residents for weed treatment is in a designated East Shore checking account. There was discussion that a letter should go to East side residents every year, requesting assistance with weed treatment, and welcoming them to Association meetings where weed control will be discussed.

Felicia Tencza and Randy Miller are working with the Lakes Association to try to get more money from the Town for weed control. Lee has provided documentation from 2008 until now. Initially, the State contributed \$30,000 and the Association \$10,000.

Tax Collector: Brenda emailed, reporting that \$153,195.92 had been collected in taxes since June 2013. \$61,624.78 is outstanding, including finance charges and liens. Ten new liens were placed September 13, 2013. Two liens have been paid in full. It was agreed that the list of those owing taxes would be put on our website, including addresses.

Old Business: The pavilion weathervane, lightning protection, a policy for memorial donations, a memorial project list, and the bulletin boards/kiosk at First Beach were tabled. It was mentioned that the Van Zettens and Andrew Lord install and remove the handicapped dock each year. It was also mentioned that Don Hibbert and Mike Long have a private, removable dock that is on Association property. The idea of a gazebo at Second Beach was tabled. Plantings around the pavilion should be approved by the Board, based on recommendations from Pat Young, of the Eightmile River Wild and Scenic Watershed. The job description for Town Liaison was tabled. Photos of Board members

will be taken at our next pot luck to post on our website. On-line newsletters will be published as necessary to keep Association members informed and involved.

There was discussion as to what should be published in the newsletter. It was agreed that the Board must establish a policy for submissions from Association members. A motion was made, seconded and passed that submissions for the newsletter from Association members should be reviewed by the President or Vice President prior to publication. Committee information should be cleared by the appropriate committee. Classified ads will be at the discretion of the editor.

The member handbook was tabled. Diane will get a list of headings to Bob, and he will work with Charlyn.

Jason is updating contact information to be available on the web.

The use of the ballfield was discussed. Both community gardens and a dog park were suggested. A questionnaire will be developed to ask Association members if they would like to see the land used as a dog park or community gardens. Gary will investigate as the area is a designated Life Star Landing Zone.

Bob is working on a survey to send to members. Email Bob your questions and topics. This survey can be done on-line.

Having a refrigerator in the pavilion was discussed. The consensus was to have a refrigerator, preferably one with a bottom freezer.

Dave Edgington was looking into rental vs. buying grills. Gary will let him know that we would like to rent this year.

Bylaw review was tabled.

Gary will get a list from Dave Edgington as to what he already has for the time capsule, and what else should go in.

#### New Business:

A sign will be made for the First Beach gate with Association Rules, smaller than the freestanding one currently in place, but with the same information. A separate sign will advise of no skateboarding, bicycling, cameras in place, etc.

Signage for the dam was discussed. The Board does not want to put up "No Trespassing" signs. "Danger – Enter at Your Own Risk" was agreed upon.

No one should sign contracts on behalf of the Association without having at least one Board member review.

There will be a public bid opening of the lawn contract.

There was discussion regarding Parking Tags. Currently, in the rules section of the bylaws, it says that they should be displayed in the upper left corner of the windshield. It was noted that the Police will enforce our rules and ordinances for us.

Town and Association rules regarding trailers were discussed. Trailers may be parked on Association property, but may not be used as a dwelling.

It was agreed that a budget line item should be added for a yearly donation to a local fire department (Colchester or East Haddam). A motion was made, seconded and passed to donate up to \$100 to a local emergency service.

Board members were asked to identify blighted properties and send the addresses to Bob. He will look into East Haddam policies for dealing with them.

The next Board Meeting will be Saturday, January 18, 2014 at 9 a.m. at the home of Bob and Bonnie Sudell, 164 South Road, Farmington.

The meeting was adjourned at noon.

Respectfully submitted,

Bonnie Sudell  
Recording Secretary