

Property Owners Association Lake Hayward
Annual Meeting
August 20, 2017
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The meeting was called to order at 10:04 a.m. at the pavilion by President Cari Eckert. Present at the roll call of the Board of Governors were Cari Eckert, Corinne Halliday, Gail Miers, Gary Petersen, Don Smith, Bonnie Sudell, Bill Taylor and Adam Thompson. Also present was Ed Bader, Tax Collector. There were 82 registered members present.

Acceptance of June 25, 2017 Minutes: A motion was made, seconded and passed to waive the reading of the minutes. A motion was made, seconded and passed to accept the minutes.

Introductory Remarks: Cari reminded members that they must be registered with the Secretary-Clerk to vote. Those registered who checked in this morning received a colored piece of paper to hold up when voting.

Cari also went over protocols for speaking at the meeting. She asked that you raise your hand, wait for the microphone to be brought to you, state your name and address and speak for no more than five minutes on a topic.

Financial Reports:

Treasurer's Report: Ed Bader gave the report in Lee Griffin's absence. He referred members to the report in the August 19, 2017 newsletter for details. The report was also posted on the kiosks and on the web site and available on the sign-in table. Ed said that copies of our annual financial review were also available.

Tax Collector: Ed reported that, for the second year in a row, 100% of taxes billed was collected. For this fiscal year, 94% of taxes have been collected, with about \$13,000 still due.

Reports of the Board of Governors:

President's Report: Cari reported that this year had been very difficult as no one stepped forward to take on the position of recreation/events chair. She did thank the volunteers who took on individual events during the season and Don Smith, for developing a system for sponsoring events. She urged the membership to step up and volunteer for the position.

Cari talked about the Board's efforts to develop a strategic plan. This plan included items that could fall under our normal operating budget, as well as those that would be considered capital improvements. She said that the Board developed a list of things that either needed to be done or would be beneficial if done, and attempted to prioritize them. Among items discussed were improvements to Third Beach, including a walkway and fence, improvements to the Second and Third Beach parking lots, storage sheds and a jon boat. Items considered that were deemed to be too expensive included a machine to groom the beaches, a full-time maintenance person and leaf pickup for the entire lake community. Future expenses considered included dam and spillway maintenance, hiring of a limnologist to help develop a lake management plan and an EPA nine element plan, additional docks and boat storage, tennis court maintenance and basketball court improvements. Items considered a high priority as well as not part of our normal operating budget included rebuilding and maintaining our drains/outflows, muck remediation and outside property maintenance.

Cari said that she was hopeful that the current method of newsletter distribution at kiosks was acceptable to the community, but that the Board would revisit the issue over the winter. The decision to stop newsletter delivery this summer was based partly on cost and partly on an on-line survey of 211 members; 136 said that they did not want door to door delivery, and 75 wished to continue with Saturday morning delivery. As with the position of recreation/social chair, no one stepped up to coordinate newsletter delivery this year. Other factors in stopping door to door delivery included

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threats made to the children delivering and complaints about newsletters piling up at the doors of infrequently used cottages.

Properties: Gary Petersen said that many projects had been completed at Third Beach, including two ramps and associated railings and new boat racks. A forty foot storage unit, located behind the firehouse in the ballfield was purchased to store our porta potties, our jon boat, swim lines and other items. Twenty-eight yards of sand was reclaimed at Second Beach. New handicap accessible porta potties were purchased for each beach, with an additional porta potty for First Beach. A new pad for the porta potty at Third Beach was in the works as well as fencing around the porta potty. There are plans to expand the Third Beach parking lot (including tree removal), put asphalt millings down on the Second Beach parking lot, removal of dead and dying trees at First and Second Beach and ten additional new replacement street signs. Construction of new picnic tables as well as staining of existing tables was in the works. Gary thanked Bill Taylor for his help watching over the projects at Third Beach. Bill Taylor thanked all the volunteers who helped with small projects at Third Beach during the work parties the previous weekend.

Gary responded to concerns from Tadd Wamester about the Second Beach raft floating away twice over the summer. He said that the first time someone intentionally removed the new chains and weights, and the second time the bracket broke. The raft now has new chains, brackets and weights. Gary said that the Board is also looking at getting an additional sign with our rules and regulations to be posted on Second Beach, as signage is now only in the parking lot.

LQIC: There was a comment made about an invasive plant (dodder) growing along the lagoon area of Second Beach as well as near the outflows of First Beach. Corinne Halliday thanked those who volunteered to remove the plants. She also thanked everyone on the LQIC, including those from the East Shore community. In response to concerns about beach closings due to e coli, Corinne stated that it was hard to pinpoint the cause of the high levels. Many factors, including heavy rains contributed to the levels.

Corinne postponed the permit to discharge drawing, as many members stated that they had not received paperwork after having their septic tanks pumped out. She asked members to look for the new drawing date in the newsletter.

Mary LaPorte requested that we have a speaker from the Eight Mile River Watershed.

The water testing locations and procedures were explained. Testing is done every Tuesday, with results on Wednesday. High reading areas are retested and beaches are not closed unless there are two consistently high readings. Two areas that have shown high e coli readings include the south end of First Beach and the north end of Third Beach. Bob Sudell reminded members that a high reading in one area does not mean that the entire lake has high readings but the Board closes beaches as a precaution.

Public Safety: Bonnie Sudell said that the majority of the money in the budget for the past few years, and going forward, were for patrols. Officers were effective stopping drivers for speeding and stop sign violations. She urged people to lock their car doors and not leave valuables in their cars.

Social/Recreation: Don Smith, although not the chair, detailed the events that had taken place in the last year and the events planned for the upcoming year. Adam asked for help for the carnival and beach games. Don thanked all of the volunteers and urged someone to take over the role of supervising social/rec.

Presentation of 2018-19 Budget: Ed Bader directed members to the August 12, 2017 newsletter, which detailed the proposed budget. The proposed budget was also posted on the bulletin boards, on the kiosks and on the website. Ed thanked the budget committee, made up of Kim Jonah, Dave Edgington, John Eckert, Lee Griffin and Gail Miers. He explained the process of meeting with committee chairs and others responsible for line items in developing the budget, including preliminary presentation at our Town Hall and submission to the Board for review and approval. He said that the budget assumes a mil rate of 4.6, although the Town is undergoing a revaluation and we can't estimate what that will do to the grand list.

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He said that there had been a couple of changes in reserves. The proposed budget does not include an increase in capital reserves of \$25,000. He said that the committee recommended a contingency reserve of \$10,000 be given to the Board. He also stated that the committee recommended reducing the promotions reserve from \$5,000 to \$1,000.

Gail Edgington asked how the committee could consider raising our taxes by 30%. Cari replied that the decision made two years ago when we increased our tax collection rate to 100% to return the money to property owners lowered our mil rate. The Board felt at the time that the money should not be kept in reserves. We now have a better idea of the projects that need to be completed and their costs.

Dave Edgington asked about the grant we have received in the past from the Town. Ed said that we got it last year but we cannot count on it going forward. Dave said that he thought, due to the uncertainty of the State's budget, we should not have the Town grant in the budget. He also disagreed with the Board's decision, while reviewing the Budget Committee's proposal, to increase the Properties' budget from \$30,000 to \$40,000. He felt that the Association was too aggressive on projects. Gary explained that \$5,000 additional had been added to clear rights-of-ways. He said that \$5,000 had been added to the landscaping budget to include maintenance of rights-of ways and other changes in the scope of their work.

Diane Nelson suggested that a work party be scheduled to clear the rights-of-ways as they were a safety issue.

Bob Sudell commented that there was a greater demand for services now with many newer and younger families, and pointed to the increase in the number of boat racks as an example of the need. Leisha Spencer thanked the Budget Committee and Board for what they did.

Gary commented that although many members said that they would volunteer for tasks, when he called them for work parties, they were not available. He hoped that more work parties would take place in 2018 but that it was necessary to subcontract some of the work to get it done.

A motion was made and seconded to approve the 2018-19 budget. It passed 67 for to 8 against.

Special Project Proposal – Third Beach Dredging: Gail Miers, who worked with Bill Taylor and Corinne Halliday, reviewed the muck situation at Third Beach and its effects on the water quality and usable beach area. A preliminary estimate of \$28,000 was received to dredge the area. Gail made a motion to allocate up to \$41,000 (including a 10% contingency) to remove muck from Third Beach, subject to the Association's bidding process. The motion was seconded. Ed clarified that the Association was using the same process for this project as it had done for the Second Beach dredging project. Peter Paschke asked if other options had been explored, other than dredging, and expressed concerns about the stagnant water. Gail explained that the stagnant water promoted muck development, necessitating placement of the raft farther out each year and that removal was necessary. Diane Nelson commented that property owners needed to dispose of leaves and other organic materials responsibly and urged passage of the motion. The motion passed 65 for to 4 against.

Unfinished Business:

Bylaw Revisions: Cari asked for a motion to waive the reading of the changes. A motion was made, seconded and passed. Cari asked for a motion to accept the bylaw changes. It was made, seconded and passed.

New Business:

Outgoing Board Members: Cari thanked Gail Miers and Don Smith for their service on the Board. Present Board members Adam Thompson and Jason Griffing agreed to serve another term. Janet DePratti and Neil Murphy stepped forward to fill vacancies.

Board of Governor Nominations: Cari presented the following slate of new members to the Board of Governors: Jason Griffing as Second Beach Rep with term expiring 2019; Janet DePratti as Rep at

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Large with term expiring 2020; Adam Thompson as First Beach Rep with term expiring 2019 and Neil Murphy as Third Beach Rep with term expiring 2019. Continuing in their terms were 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; Corinne Halliday as Rep at Large with term expiring 2019 and Gary Petersen as Rep at Large with term expiring 2018. There were no nominations from the floor and the slate was accepted as presented.

Board Dinner: A motion was made, seconded and passed that the Board of Governors and their significant others go out to dinner.

Other: Linda Abel requested that First Beach be rototilled to remove grass. She also asked that beach goers leave the barriers on the water line in place. She asked that the Board consider letting people walk their dogs on the beach in the early morning to scare the geese.

Cari asked that we recognize Mike Trocchi for his hard work on the website and newsletter.

The meeting was adjourned at 11:50.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary