

Property Owners Association of Lake Hayward
June 24, 2018 Meeting
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The meeting was called to order at 10:05 a.m. at the pavilion by President Cari Eckert. Present at the roll call of the Board of Governors were Cari Eckert, Corinne Halliday, Jason Griffing, Neil Murphy, Gary Petersen, Bonnie Sudell and Adam Thompson. Also present were Ed Bader, Tax Collector and Lee Griffin, Treasurer. There were 61 registered members present.

Opening Remarks: Cari reminded members to limit their remarks, after being recognized, to five (5) minutes and to speak no more than twice on any given topic. Please state your name and lake address when you are given the microphone. When voting, please hold up your colored piece of paper to indicate that you are a registered voter.

Cari introduced each of the Board members and described their roles.

Minutes: A motion was made, seconded and passed to waive the reading of the August 20, 2017 Annual Meeting Minutes. A motion was made, seconded and passed to accept the minutes.

Financial Reports:

Treasurer: Lee Griffin reported that as the fiscal year comes to a close, the Association was in good shape. We received \$1,400 in donations from East Shore residents and \$13,667 from the Town for LQIC expenses. He thanked Randy Miller and Felicia Tencza and the entire LQIC committee for their efforts. We continue to contribute \$100 each year to the East Haddam Volunteer Fire Department. We expect to be under budget for expenses this year, and the excess will be transferred to reserves to reduce taxes in the 2019-20 fiscal year. Financial reports are posted monthly on our website and copies of our latest financial review are available. The books are also available for review by appointment to anyone who wishes to see them.

Tax Collector: Ed Bader reported that for the third year, we have collected 100% of taxes billed. This means that 100% of members are paying for 100% of expenses, as opposed to several years ago when 85% of members were paying for 100% of expenses. This year's tax bills will be going out later this week. Anyone with questions as to where the bills will be mailed should see Ed after the meeting.

Budget: Ed Bader, chair of the Budget Committee, said that the committee would start working on the 2019-20 budget soon, to be presented for vote at the August Annual Meeting. He reiterated that we expect to be approximately \$4,000 underspent in this year's budget, this excess to be placed in a separate reserve account to reduce taxes in the 2019-20 fiscal year. He reminded members that the \$12,189 excess from the 2015-16 budget was used to offset taxes in the 2017-18 year. The mill rate will be 4.6 again this year, which is what was estimated at the 2017 Annual Meeting and approved by the Board this spring. With the recent revaluation of properties, he expects a modest increase in taxes of 3-4%, unless members made considerable improvements to their property.

Reports of the Board of Governors:

President: Cari began by reading the Objects section of our Charter, saying that it was important for all to know what the objects were. "The objects of said association shall be to provide for the improvement of the land in said territory, its maintenance as a residential area, the health, comfort, safety, protection and convenience of the inhabitants thereof and the maintenance and protection of the lake." She said that over the years we had developed a secondary objective of providing some level of recreation and social activities. The focus of the Board and the budget has been to achieve the primary objectives, garbage removal, property maintenance and the like as well as the secondary objectives. She said that we were reviewing the bylaws annually and would be forming a nominating committee soon to look for volunteer Board members. Cari let members know that she was available at president@lakehaywardct.com as well as by phone. She reminded members that we have an

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official Facebook page and that we are all reachable by our Lake Hayward email addresses.

Cari hoped all members had an enjoyable summer and reminded members that there were no fireworks permitted on POALH properties.

LQIC: Corinne Halliday began by recognizing the member of the committee: Tim Pelton, Wolf Koste, Jeanine Govan and Marlee Mooney from the East Side, herself, Ed Bader and Gail Miers from the POALH. She reminded members that the lake would be treated Monday by Solitude. This year only fanwort was found (no milfoil as in previous years). Our lake is considered to be one of the cleanest lakes in the State, as reported by Greg Bugbee, from the Connecticut Agricultural Experiment Station, Department of Environmental Sciences. We continue to look at alternative, more innovative ways to control invasive weeds.

June 30, Kathy Connolly, master gardener, will come to the pavilion to present an educational program "Ten Trends and Ideas that Landscape Professionals Wished Home Gardeners Knew." She urged all members to come and learn how to plant responsibly around the lake.

Secretary-Clerk: Bonnie Sudell reported that there are more than 230 registered voters now, and that those members could vote on any matters that came up at meetings. She urged those who had not yet registered to do so, and that there were blank forms at the table where they checked in. She reminded members that they need only register once.

Public Safety: Bonnie Sudell recognized Captain Jeremy Schumann of the East Haddam Volunteer Fire Department who was at the meeting to take orders for reflective address markers. She urged members to spend the \$15 per marker to make their property visible to police, fire and ambulance. She remarked that we were still in the process of replacing street signs and that fifteen additional signs had been ordered out of the Public Safety budget.

New members who purchased property but found that parking permits were not left behind should contact Bonnie for replacement permits. Those who lost permits may purchase replacements for \$5 each.

Police have been hired for some bands, some Lake Hayward Days events and randomly for patrol throughout the season. Bonnie asked that members be cordial to the police, say hi to them and offer them a water when they are here.

Bonnie reminded members to lock their car doors, hide or remove valuables and not leave keys in cars, even in your driveway. She also told members to call the police if they saw something that they thought was suspicious and also to call the police if they observed fireworks being shot off from Association property. Do not confront anyone.

A second AED (automated external defibrillator) with a weatherproof heated cabinet has been ordered for First Beach so that it may remain in place all year. The existing AED and cabinet will be relocated to Second Beach for seasonal use and a third AED will eventually be ordered for Third Beach for seasonal use. Cari said that we had considered this option due to the prolonged response of emergency services.

Bonnie also urged members to attend one of the two Family and Friends CPR courses that she was offering this summer.

There was some discussion on emergency services response time and the feasibility of having three weatherproof cabinets. The Board felt that having one AED in a weatherproof cabinet at the pavilion would meet the needs of the community.

There was some discussion on having first aid kits at each Beach but the challenge was placement where it would be accessible to all. Currently the only first aid kit is in the pavilion.

A member asked what we should say when we call 9-1-1. Rich Harmon replied that we should give our address as Lake Hayward, East Haddam to ensure the correct response.

Properties: Gary Petersen started by thanking the 20 or so members who came out to the very successful work party on June 2nd. Swim lines and rafts were put out that day, along with some miscellaneous Third Beach projects. We now own all of the porta potties and they have been placed for the season, except for the one at Second Beach. Gary is waiting for pricing on privacy fencing

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before placing that porta potty on the new concrete pad. He is also looking into urinals for the handicap porta potties.

The Second Beach playground project has been completed, with new playground mulch, thanks to the initiation of the project by Bob Sudell and the completion by Mike Chupas.

Asphalt millings have been put down on the Second Beach parking lot.

Two docks have been ordered for First Beach. We expected them to have been delivered already but are taking delivery this week. One is planned to go at the north end of the beach for larger boats on a first come first serve basis and one near the pavilion for visitors to the beach and pavilion. The plan is to purchase two docks per year for a total of six docks. The next two docks will probably go at Second Beach. This was a project that Bob Sudell headed up.

A new raft is in the works for Little Beach as well as a new sign at the north entrance of the POALH. The new contractor for lawn maintenance is American Pride and they are so far doing a good job. They also will be working on the rights-of way. Mike Chupas and his family are doing a great job beach raking. Gary asked that members not ask Mike to do additional work when he is there raking, but to let Gary know what needs to be done.

The Little Library will be relocated across the street.

Bill Taylor is heading up Third Beach projects.

The dead tree in the middle of the Third Beach parking lot will be removed within the next few weeks so that the parking lot can be enlarged and improved. In the fall Properties plans to relocate the walkway from the parking lot.

Fencing will be ordered for around the basketball court. The beach benches will also be repaired and repainted this summer.

Pete Paschke remarked that by the time he brought his kayaks down to the beach all the racks were full. He asked that we limit storage per homeowner to two kayaks. Gary said that kayaks were becoming very popular and that Properties was considering adding additional racks at First Beach. He also reminded members to have a green boat sticker, available from Lee Griffin, on their watercraft. Without a sticker, your boat might be removed from the rack.

Phil Sabo was concerned that there was no weekly log of cleaning in the porta potties. Gary assured him that the porta potties were being cleaned twice a week, on Tuesdays and Thursdays.

There was a question as to why we were taking the tree down in the Third Beach parking lot. Gary said that it was dead.

Tadd Wamester was concerned that pontoon boats were being charged at the pavilion and that the extension cords presented a safety hazard and that pontoon boats would dock permanently at the dock by the pavilion. Cari remarked that it was meant to be transient docking for events only and Gary said that it would be removed for the winter and that there was no plan for a charging station. A member asked if kayaks could be docked at the new dock at First Beach. Gary said that the dock was meant for larger boats that could not easily be removed from the water.

Charlie Hooper said that he would like to see a launch dock for kayaks at Second Beach. Gary said that an area was being created across from the boat racks for kayak launching.

Jeff Conway asked how many rights-of-way we had. Cari directed him to the maps on the picnic tables and the website for details.

Nancy Andrews questioned how the docks came about and why we did not just limit the number of boats a homeowner could store on POALH property. Cari said that fishing boat owners, paddle boat owners and pontoon boat owners had asked for additional docks. She also stated that it was not practical or feasible to limit the number of boats that a person stored on POALH property and that we wanted members to be able to have some place for their boats. She said that we were not a marina and that it would be difficult to assign spots in racks or at docks. Ed also interjected that the Properties capital budget included two docks each year, although the placement was not discussed. There was considerable discussion about the placement, with Bill Halliday asking what the vision was. Gary replied that it was to allow owners of larger boats (sailboats, rowboats, paddle boats,

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pontoon boats) to have a place to moor them and to alleviate the boats piled up at the north end of First Beach, as well as other beaches.

Mary LaPorte was concerned about the amount of traffic on the lake and that adding storage would only encourage members to get larger boats. She said that boats were speeding down the lake and that she, as a swimmer, was concerned. Gary replied that we don't control the water and that we can't stop people from buying boats. Gary also said that the fastest that his pontoon boat could go was 6 mph and that no boats should be navigating within the swim line areas anyway.

Neil Murphy reported that Properties was surveying our properties along the shore and that there were possible dock locations on our shoreline property to alleviate congestion on the beaches.

Carol Moriarty was concerned about people from the East Shore coming to our events and docking their pontoon boats at the pavilion. She wanted to know who was checking for their stickers. The response was that it was each member's responsibility.

Peter Paschke asked about the Reserve Beach area and thought that there were three private docks on Association property in that area. He questioned whether he could put his kayaks at those docks since they were on POALH property. Neil said that we were surveying our properties so that we could identify docks on our property and identify the owners. Peter Paschke said that the POALH needed a policy to clarify who could put boats at the docks on our property. Cari said that we were identifying our properties and that she would prefer that we not use the docks we believe are on our property because access was not good in some cases and the condition of the docks themselves was in question. Anyone using them assumes all liability.

Social/Recreation: Adam Thompson mentioned the various bands, Kiddie Bingo on Wednesdays, Arts and Crafts on Tuesdays, and other events throughout the summer. The calendar is on the website and updated regularly. There was a suggestion to put the calendar on the kiosks.

Dredging Contract: Ed said that we were in contracts negotiations with Pristine Waters at this time. The contractor will likely perform the work in spring 2019.

Unfinished Business: None

New Business:

Bylaws: Ed Bader thanked the committee which consisted of Bonnie Sudell, Jan DePratti and himself. The committee looked at the bylaws as a whole to reflect current practice in Association procedures, correct spelling and grammar errors, ensure conformance to State laws (for example, ten (10) day notice), clarify unclear passages, update bonding limits for the Treasurer, and remove the absentee ballot procedure which was deemed unpractical and unfeasible to do. The proposed changes were in the Spring Packet and will be voted upon at the August Annual Meeting. (Note: at a later meeting, the Board decided to postpone vote on the bylaws so that further changes could be considered and made.)

Newsletter: Jeff Conway wanted to give an update on the newsletter delivery. He and Rich Harmon took over newsletter delivery this year. It was stopped last year when the long-time coordinator retired. They have eight (8) children delivering the newsletter and delivered 140 yesterday. They have a list of 173 who have expressed interest in having the paper delivered to their cottages. Cari said that the Board had made a conscious decision to stop newsletter delivery last year when they had no one to manage it. Newsletters were made available at the kiosks and the Board did not receive any complaints from members that it wasn't delivered to their doors. There had been complaints about newsletters piling up at the doors of members who did not come down frequently or at all and newsletters on the lawns. The Board is trying to move towards more electronic means of communications and most of the members have access to the internet to read the newsletter. Recognizing that some people like to post the newsletter at their cottage or do not have access to a computer, newsletters were available at the kiosks. Cari stated that if you wanted a newsletter delivered that you should contact Jeff Conway. She said that she could not promise that the newsletter would be delivered every year unless there was someone to manage it. Phil Sabo said

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that what we paid a year for the newsletter was not a lot in the overall budget and that we were wasting money on signage on what side of the road to walk on, etc. Linda Ryder-Monet said that we had the best of both worlds now with those who wanted delivery getting it, and those who didn't want it not getting it. There continued to be discussion on the merits of newsletter delivery.

South Cove: Hema DaSilva had concern for the deterioration of the water level at the south end and the amount of silt there.

Glimmer Glen: The Board is looking at the condition of the road. There are other roads in the Association that are in worse shape than Glimmer Glen and those roads are Town roads. Cari said that the Board has also discussed with the Town the dangerous Lake Shore Drive curve. Rich Harmon wanted to encourage members to purchase the reflective address markers. In his experience as a volunteer firefighter, it is very difficult to find addresses. He also urged members to keep an eye on your neighbor's cottages. He encouraged members to sign up for emergency alerts through the Town.

Docks: Nancy Andrews made a motion that any new dock placement be presented to the Association for comment and vote. It was seconded. Ed Bader said that we could have that as a topic at our upcoming Town Hall Meeting July 21st. Phil Sabo asked if the State had any say in the dock placement. Gary Petersen said no. Tadd Wamester was concerned about the debris that he has picked up near the handicap dock. Little Beach was brought up as a possible location as it was not near swimming areas. There was concern about water flow around the docks from several members. Nancy Andrews remarked that dock placement was a major issue and that the Association should have a say. The motion carried 22 for and 9 against after continued discussion.

Blight: Bob Byron expressed concern about properties that were not being taken care of, including lawns not mowed for weeks. Cari said that the Town does not have a blight ordinance but that our Charter gives us some powers in this matter. The Board has identified some properties that are in extremely poor condition and have reported them to the Town. Cari said that if the Board gets a complaint, they will investigate but they do not believe that it is in their purview to drive around looking for blighted properties. Linda Ryder-Monet said that one of our objects was to take the burden off the Town to monitor properties. Cari said that it is not in the Charter now.

Smoking: Nancy Andrews said that she understood that there was no smoking on any Association properties but that some interpreted it to mean the beaches only. She was correct in her interpretation.

Announcements: None

The meeting was adjourned at 12:05 p.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary