

Property Owners Association Lake Hayward
Annual Meeting
August 19, 2018
Page 1 of 3

The meeting was called to order at 10:08 a.m. at the pavilion by President Cari Eckert. Present at the roll call of the Board of Governors were Janet DePratti, Cari Eckert, Jason Griffing, Corinne Halliday, Neil Murphy, Gary Petersen, Bonnie Sudell, Bill Taylor and Adam Thompson. Also present were Ed Bader, Tax Collector and Lee Griffin, Treasurer. There were 117 registered members present.

June 24, 2018 Meeting Minutes: A motion was made, seconded and passed to waive the reading of the minutes. A motion was made and seconded to accept the minutes. Hema DeSilva asked that the minutes be amended to reflect that Glimmer Glen was owned by the Association. The amended motion was passed unanimously.

Introductory Remarks: Cari thanked all for attending. She reminded members that they must be registered with the Secretary-Clerk to vote and should have a green slip of paper. All registered members should also have a ballot for election of Board of Governors members. She asked that if you wished to speak that you wait for the microphone and give your name and address. Limit your comments to three minutes and speak no more than twice on the same topic. In order to vote you must be checked in by the end of Committee Reports.

Financial Reports

Tax Collector: Ed Bader reported that 100% of taxes had been collected for the fiscal year ending 6/30/18 and that 94% had been collected so far for this year.

Treasurer: Lee Griffin directed members to the Year End summary in the 8/11/18 newsletter. He reported that we were underspent by \$4,379, which will reduce 2019-20 taxes.

Randy Miller asked if the most recent tax bills were based on the most recent assessment. Ed Bader replied that they were. Randy Miller stated that per our Charter, we had to base the mil rate on the last completed grand list. As there was approximately a 5% increase in property values, the mil rate of 4.6 would result in \$13,000 more in revenue. Ed replied that the excess would be used to reduce 2019-20 taxes. Randy Miller stated that our Bylaws further stated that the Board of Governors set the mil rate to meet the budget voted on by the Association and that the Board should have adjusted the mil rate to meet these requirements. Randy stated that the Board violated both the Charter and Bylaws. Ed stated that he would contact our legal counsel for his opinion. Cari stated that she supported getting legal opinion. There was further discussion by Jeff Bender and Mary LaPorte. Ed reiterated that any excess would be returned to the membership two years later.

Randy Miller motioned that we suspend the rules and consider the membership petition pertaining to the docks after the financial reports. The motion was seconded and passed. John Eckert stated that since the decision on the docks had been voted on to take place before the Properties Committee could report on the potential placement of the docks, he asked that the Properties Committee be allowed to present their suggestions. The vote to suspend the rules was not debatable nor amendable.

Randy Miller made a motion that a vote be taken on whether to sell or keep the two docks purchased by the POALH. The motion was seconded. There was considerable discussion for and against the docks over the course of forty (40) minutes. The vote was 66 to sell the docks, 24 to keep.

Reports of the Board of Governors:

President: Cari remarked that she thought water quality was improved this year and thanked Jan DePratti for testing the beach water on a weekly basis. She said that she had experienced challenges working with the Town. She thanked all those who had sponsored events to make the season a success.

POALH Meeting, August 19, 2018, p. 2 of 3

Properties: Gary Petersen said that there hadn't been many major projects this year, but many maintenance items. The beaches were well groomed and clean (Gary received compliments on the beaches); the pavilion lights were cleaned and repaired; a pad was built for the Second Beach porta pottie and the tree in the middle of the Third Beach parking lot was removed. Upgrades to the Third Beach parking area are in progress. He reminded members to turn off lights in the pavilion after events. Surveyors will be at the north end surveying our rights-of way and POALH properties. They may go on members' property briefly. The stone wall by the pavilion will be repaired. He is looking for ideas for replacement poles for the new street signs. There will be a work party October 6th to remove swim lines and November 3rd to remove boats still on POALH property after the November 1st deadline to remove them. Peter Paschke said that there wasn't enough storage for kayaks and that members should be limited to 2 kayaks per family, with red stickers instead of green. Gary said that all boats should be registered with a green sticker and that the racks were first come, first served. The tennis courts will be washed and new nets will be purchased next spring. There are plans to put a fence around the basketball court. Bill Wamester commented on the invasive dodder issue on the left of the boat launch.

LQIC: Corinne Halliday said that the lake had been treated in June, surveyed after the treatment, but we didn't have a report yet. She thanked Randy Miller and Felicia Tencza for their efforts which resulted in about \$10,000 in grants. She encouraged members to participate in the CT Federation of Lakes.

Jan DePratti reported on her weekly testing of the beach water and her work with the Chatham Health District.

Public Safety: Bonnie Sudell reminded members that Lake Shore Drive would be closed for the carnival and urged members to drive slowly. She said that parking permits would be enforced that day. She also explained how to get parking permits if the previous homeowner did not leave them. Orders for reflective address markers were being taken and she was encouraged that many members had purchased them to identify their property. Police had been hired for random events and had set up speed traps in various locations. Although disappointed that so few signed up for CPR classes this year, she will continue to offer them. Lastly she urged members to lock their cars, don't leave valuables in your car and if you see something, say something.

Jeff Bender stated that he was taking up the issue of long emergency response.

Events/Recreation: Adam said that the fishing derby went well and that the carnival was coming. The Halloween party the last Saturday in October was mentioned.

Third Beach Dredging: Bill Taylor said that the committee had been reviewing the contract from Pristine Waters to ensure it met our needs. No date has been set for start of the work. There were questions about the Second Beach dredging and its worth. Felicia Tencza commented that ours is a recreational lake, whose value is based on the ability to use it, and that dredging the boat launch area was appropriate, as is dredging of the beach areas. Mary LaPorte seconded Felicia's comments. Fran Fantozzi commented that the north side of Second Beach was filling in with muck also. Pete Paschke commented that a lack of individual responsibility was contributing to the problems of the lake.

Budget Presentation for 2019-20 and Budget Vote: Ed Bader referred to the newsletter with the budget proposal. He reiterated that unspent monies would be used to reduce taxes two years later. He repeated that the \$4,379 underspent in the 2017-18 budget would reduce the 2019-20 budget. Randy Miller stated that per the Charter the Association has the power to increase or decrease the annual budget proposed and he moved "I move that the mil rate in the 2019-20 budget be reduced to an amount so that that the total taxes billed be \$196,100, the same as in the current fiscal 2018-19 budget. We believe that mil rate will be approximately 4.36%. The Budget must remain balanced and be disseminated to the membership no later than 9/30/18." The motion was seconded. Ed stated that the membership could vote the currently proposed budget down, and if so, the Board would have to meet to consider a revised budget and convene another meeting. If that budget was voted down, we

POALH Meeting, August 19, 2018, p. 3 of 3

would operate under the budget for 2018-19. Ed maintained that ten days notice of a new budget was necessary. Randy again stated that the membership could modify the budget at the Annual Meeting. There was discussion on the legitimacy of the motion on the floor, per the Charter. Felicia Tencza stated that nowhere was it written that this motion had to be presented in advance of the Annual Meeting. Cari maintained that the Association needed to vote the proposed budget down and the Board had to come back with another proposal. Discussion continued as to the amount of money that would be saved by each homeowner if the budget was changed. It was estimated to be about \$25 per homeowner. The motion was restated. Ed expressed his concerns that we could bill total taxes at \$196,100. Cari stated that we had to vote the proposed budget down and that Randy's motion was out of order. Despite this, Randy's motion was voted on, and passed 60 yes and 28 no. A motion was made to take the budget off the table. It was seconded. After considerable discussion, there was no vote taken.

Unfinished Business:

Bylaws: The Bylaw changes were deferred to 2019.

New Business:

Presentation of recommended slate of Board Candidates from Nominating Committee:

The nominating committee did not present a slate. Those wishing to be on the Board or continue being on the Board included Jeffrey Conway, Gary Petersen, Bonnie Sudell, William Taylor and Hema DeSilva. Cindy Biancamano was nominated from the floor. As no one else was nominated, nominations were closed. Ballots were distributed and members were instructed to vote for no more than four candidates. Candidates needed to obtain a simple majority. It took thirty minutes to count the ballots. The meeting continued while the ballots were counted. The new and/or reelected Board members were Jeff Conway, Gary Petersen, Bonnie Sudell and Bill Taylor.

There was discussion that the beaches should be marked better for emergency response. Only the pavilion is numbered, not Second or Third Beach.

There was a complaint that pontoon boats mooring overnight and running extension cords to the pavilion was a safety hazard.

Donna Paschke presented her proposal for limited kayaks in racks.

It was suggested that members put two kayaks in one slot.

Nancy Andrews wanted it made clear in the minutes that there is no smoking on the beaches. She asked that we post notices prominently at the beaches, on the kiosks and in the newsletters.

Linda Abel wanted a sign made up that pontoon boats could not be charged at the pavilion. There was discussion that power is used for personal crock pots, cell phone charging, etc. and that power is consumed using the tennis courts, pavilion, etc. at night. Members have made donations to defer the cost of charging boats.

There are no plans to replace the refrigerator.

Announcements: Ladies' Night and Chocolate Bingo were highlighted.

The meeting was adjourned at 1:50 p.m.

Respectfully submitted

Bonnie F. Sudell
Recording Secretary