

POALH Board of Governors
Meeting Minutes
January 20, 2021

The meeting was called to order at 7:01 pm by Cindy Biancamano via a virtual Go-To online meeting.

Board members in attendance: Cindy Biancamano, Angela Buccheri, Hema DeSilva, Dave Edgington, Jason Griffing, Corinne Halliday, Evelyn Passan, Gary Petersen & Kathy Sabo

Association members in attendance: Lee Griffin - Treasurer, Ed Bader - Tax Collector, & Felicia Tencza

Public in Attendance: Eric Gregan, Anthony Silvestri & Tim Pelton

Invited Guest: Lynette Milleville of Nutmeg Farms was present from 7:18 pm to 8:00 pm

Minutes: *Dave Edgington made a motion to accept the minutes of the November 14, 2020 board meeting. Evelyn Passan seconded. A vote was held, and all board members present agreed (9 yes). Evelyn Passan made a motion to accept the minutes of the November 14, 2020 executive session. Dave Edgington seconded. A vote was held, and all board members present agreed with the exception of Corinne Halliday who abstained (8 yes).*

Suspend Order of Business: *Jason Griffing made a motion to suspend the order of business to discuss topics pertinent to the public in attendance and invited guests first. Dave Edgington seconded. A vote was held, and all board members present agreed (9 yes).*

Public Comment: Cindy Biancamano introduced Eric Gregan, who owns property at the north end of the lake and Anthony Silvestri, the person who wishes to develop the property. Eric Gregan conveyed that his family has owned the property on the corner of east shore and lake shore for a long time and the title came from the Hayward family themselves. The whole acreage is on one deed and the family has been trying to sell it since 11/14/2019 and it just went under deposit on 10/23/2020. Mr. Gregan stated that the family received a letter stating that parcel 143 was taken out five years ago (which he does not ever remember receiving) and now parcel 142 is being taken out. (Removed from Association Tax Rolls). He is wondering how and why this has happened as it is all on one deed and different parts were taken out at different times which he finds confusing. He also did a little more research looking at the map to see what was included and what was not included (in the Association). It came up that there are some pieces close to parcel 143 on East Shore Drive houses 144, 147, 148 and 149 on the same side of the road. He is just trying to figure out how it happened that the land is no longer in the Association as it is his understanding that the land was in the Association for decades and now 10 days after it went under deposit, he got a letter saying it is not in the Association. Anthony Silvestri stated that he has been a developer for 45 years. The parcel under question is about 50 acres. With a normal subdivision you could build an average of one acre per lot. His intention is to do far less than that. His plan is to do a conservation subdivision which basically sets aside a lot of open space. He has had a lot of meetings with Jim from the Town of East Haddam and the area around the bog he realizes is a concern of everyone's and he wants to be conscious of that and be good neighbors. He would welcome the Association to be part of the plan and the final design. He wants to be totally open and upfront on what the plans are. He feels he can be an asset to the Association. It was noted Cindy Biancamano would be the contact person moving forward.

President's Report: Just an FYI, Cindy Biancamano received a text from Adam Thompson indicating that he is getting married on July 31, 2021 at the pavilion and the celebration will include a band. Corinne Halliday did mention that we would still have to abide by any pandemic restrictions that have been put in place by the Town and/or state at the time of the event. Cindy Biancamano asked if everyone saw an email from the gentleman on Wildwood who had the fire. Jason Griffing commented that the Association received some emails from people who wanted to donate. We can discuss that at a future board meeting. Cindy also reported that an Association member is still trying to find a swimming instructor.

Geese Management: Lynette Milleville of Nutmeg Farms spoke extensively to board members regarding ways in which she can help the Association deter the geese from enjoying our beaches and answering our questions. She provided the following information as well as open discussion:

- Can start in late February to look for nests depending on what the population is doing. It was reported that there have been a lot of geese on the beach right now and in the farm field. We have not physically seen any nests, but we believe that nests may be on the north end, on the other side of the lake or at the farm. This is when you can also put pressure on them to leave (Feb, Mar & April). This is the hot time to try and get them to leave. That is why site visits should be twice a day seven days a week during this time. Site visits diminish after this. You cannot do anything when they have babies or when they are molting (July/August).
- It is easier for a lake when all those involved along the shore and local farms participate. It is hard when you are just doing one side of the lake, because then the other side of the lake would be greatly affected. It was noted that the farm would be agreeable to working with us.

- Stop feeding the ducks and geese.
- Addling eggs is a form of birth control. One pair of geese in five years can give you 100-150 geese. If she can get to the nests and addle the eggs it will stop future generations, but it will not stop the adults that are already there. Wherever a gosling learns to fly they will come back year after year to that place. It was noted that we thought addling eggs did reduce the population when it was being done five years ago.
- Even if you get rid of a flock of geese, a new flock could come in and take its place. The process is ongoing. If you are successful in the Spring discouraging the group that is there, another can come, and we have no control over that.
- The lakes not freezing over in the winter adds to the geese residency. Geese will not move if the temperature is down 30 degrees or less. If it is warmer and there are not many storms they move more – flying around the state, etc. If it is cold, they are going to hunker down and stay put because they burn less calories staying put than they do trying to fly. It really depends on the weather.
- The process is addling eggs, using dogs to frighten, electronic boats along with other techniques to haze them. You have to use multiple techniques because they learn. The silhouette of a coyote that is not constantly moved does not always work as the geese know it is not a threat. It takes time, but over time their methodology can get the population down by 80 to 90 percent. Nothing is 100%
- It would save money if people who use the lake can find the nests and addle the eggs, but the geese are federally protected, and you need to get a permit to do it. Lynette can teach people what to look for.
- It is best to start the process when the geese start to pair up which would be the last two weeks of February or the first three weeks of March. They need 30-degree water temperature in order to breed. The eggs take about 30 days to hatch. It is best to get to them in the first week. They take the eggs and date them and slowly remove them from the nest replacing them with wooden eggs. If you take all the eggs out, they will just move their nest and lay more eggs.
- A site visit would include dogs and other hazing techniques. The pilot program would include the First Beach area. It was a concern that this would just push the geese down to the other beaches. The best scenario would be to go to all of the beaches. There was a concern that just concentrating on one area (First Beach as a hot zone) vs. all of the beaches might not be a good plan and it was suggested that we spread the same number of site visits out among the other beaches for all of the membership. So, if we wanted to go that route the site visits could be adjusted but would that yield success or even have an impact? It was said that the twice a day thing really needs to be done when the geese are there so spreading the visits out over all beaches would not be very successful. It was noted that the methodology of the pilot program at First Beach was to test out the effectiveness of the program in a small area to show the Association members that it does or does not work before we spent a large sum of money on monitoring all of the properties.
- It is up to the Association to call to alert Nutmeg Farm of the presence of the geese for them to come out. When they do come out, they generally stay until they fly away. In the beginning it could be 2-3 hours or it could be 5 minutes. It is really hard to get them to fly away once they have a nest and eggs established. That is why the beginning push during the breeding season is important.
- It is a long process (year after year) to be successful and it is a revolving door with geese coming and going.
- Nutmeg Farms has two separate groups of dogs and two vehicles for availability.
- Addling eggs requires getting a federal permit which Nutmeg Farm would do.
- It was noted that this process would be a community effort for all members of the Association to participate in. There is a list of other things that can be done to deter the geese that we are hoping volunteers can participate in in addition to hiring Nutmeg Farms.

Cost: The quote we received for a full program of site visits with dogs etc. for March through December would be \$16,510. Plus \$100 per nest for nest management. This would have to be a multiple year investment. A pilot program could be put into place for one beach only for nest management (up to 6 nests) and include 67 site visits which we could use at our discretion which would cost around \$4,800. Two other companies were approached but Nutmeg Farm was our best option.

There was a general consensus that we need to start some place and then go from there. Valid concerns were brought up about the amount of money a yearly commitment would be. A suggestion was made we could just start with addling the eggs at this point. It was noted that addling the eggs only was not the company's recommendation so may be a waste of money. It was suggested that Nutmeg Farms gives us another proposal. It was suggested that we just vote on spending some money to only addle the eggs at \$100 a nest as written in her proposal without any site visits. We would also like to include some sort of training to show us what to look for, etc. There is a concern that we need to vote on something tonight so that Nutmeg Farm has enough time to get the permit in place that she needs.

Kathy Sabo made a motion that the Association approve to hire Nutmeg Farm Goose Management to addle the eggs around the whole of Lake Hayward, not just one area, at a cost of \$100.00 per nest capping it at ten nests to equal \$1,000.00. Dave Edgington seconded. A vote was held and Angela Buccheri, Hema DeSilva, Dave Edgington, Evelyn Passan, Gary Petersen and Kathy Sabo voted yes. Cindy Biancamano, Jason Griffing and Corinne Halliday voted no. The motion carries with 6 yes and 3 nos.

Financial Reports and Committee reports were emailed to board members and recorded below. Cindy Biancamano thanked everyone for doing that and asked if anyone had any questions regarding any of the reports. Gary Petersen's properties report was not received by all board members, so he reiterated what was in his report and there were no other questions.

Financial Reports:

- **Treasurer:** Lee Griffin previously emailed his treasurer's report to all board members. Since the last board meeting, we have received \$1,406.85 in income. Expenditures were \$31,242.00 Account balances as of January 17, 2021 are \$213,330.59. The full report, as always, will be posted on the website.
- **Tax Collector:** Emailed report to all board members: I am pleased to report that 100% of all Association taxes levied as of July 1, 2020 have been collected. Efforts will turn to the compilation of the Association's October 1, 2020 Grand List in conjunction with the Town of East Haddam's Assessor who compiles the list. The property that burned down at 33 Wildwood Road is in the process of being demolished and removed from the site. The cause of the fire is under investigation by the appropriate state agencies. There is a specific statute that deals with the revaluation of destroyed properties. The East Haddam assessor will be following the procedures outlined in the statute to determine whether the property can and should be revalued. She will make the determination whether the procedures to consider revaluation have been met. She will notify us of her determination.

Committee Reports:

- **Lake Quality:** Emailed report to all board members: We have received our end of year report from Solitude Lake Management for 2020 and we will be posting that on POALH's website. I will be in touch with them soon to schedule our treatment for invasive weeds shortly. We aim to do that every year during the last week in June. Lake Hayward's Watershed Management Plan (WMP) has been completed and submitted to DEEP for review. This is a process that could take months depending upon their schedule. They may come back to us with changes and/or requests to do more work which we will address immediately. We have currently spent approximately 2/3 of the capital funds that were set aside to accomplish the completion of this plan. Until we have a full review and approval from DEEP, we cannot estimate how much more of those funds we will need. I want to personally thank the work of our committee for the time spent these last couple of months on this plan. Jeanine Gouin spent countless hours writing this plan and guiding the rest of us. We are very lucky to have her on our committee. This plan will help us as we apply for various grants to help us pay for association projects. Some of the grants absolutely require the existence of one. Our WMP will also be available via POALH's website shortly. This committee has been meeting every week via Zoom. Our focus these weeks was the completion of the WMP along with the filing of an application for a CT DEEP nonpoint source grant under Section 319 of the Federal Clean Water Act. Our bio detention basin to be built behind the tennis courts fits the bill for the type of project they may help fund. I want to thank Jeanine for all the work she did in helping us out with the application. We would not have been able to do it without her experience and expertise. I would also like to thank Ed Bader for the tremendous amount of work he did to get this filed on time on January 14, 2020. Ed is named as project manager on this application and will continue to be our point person with DEEP. This grant comes around every year and if we are not successful this year we will try again. The application process is a competitive one. Our committee's next meeting is on 1/19/2021 with the focus of that meeting being on the next grant application whose deadline is 2/12/2021. This one is being sponsored by CT. Deep using a dedicated fund established by the CT. General Assembly. We are hoping to apply for funds to aid in our invasive weed problems and our ongoing algae studies. We will be aided by Northeast Aquatics in applying for this grant. Many of us will be participating in a video conference on 1/21/2021 sponsored by DEEP to further understand what is required. We are anticipating that this grant process will also be a competitive one. Lastly, we also have completed our annual operating budget submission to the Town of East Haddam. Thank you to Lee Griffin and Ed Bader for their efforts in completing this. Along with financial information we are also asked to list our past year's accomplishments and next year's goals. This submission is necessary to receive our share of the three lakes fund along with capital request funding we hope to get. Monies to help with the dam repairs would come under capital funding. And as always, a big thanks to Randy Miller and Felicia Tencza for their leadership in guiding all three East Haddam lakes in this coordinated effort.
- **Events:** Emailed report to all board members: Events slated on draft calendar are: Evelyn has booked three bands for the summer. Dustin Maurice has selected six dates for fishing tournaments. Wendy Wade will be

offering photo mini sessions as a fundraiser from 5-8 PM on June 12th. For \$20 members will have a five-minute time slot and receive one digital image. More images and/or printing is available for purchase for those that are interested. Words on Wood Fundraiser booked for July 17. Phil Sabo & Linda Abel will continue to run bingo for children on Wednesdays. Bonnie Sudell will continue to run Ladies Night. Traditional Lake Hayward Days events. Events in the planning stages: Lisa Rogers will continue to offer a few adult craft events; she is checking her availability. Matt Planeta & Tony Buccheri volunteered to run the camp out. Dave Edgington volunteered to run a setback tournament. Silent auction fundraiser to be scheduled at the end of June – 40 members responded to survey that they would donate an item for the auction, researching food truck and acoustic music options to make it a fun happy hour. Researching screens and upgrades to audio/visual equipment for an increased number of movie nights and additional events. New member happy hour. Teen movie night. Teen tie dye event with Sean from Big Daddy's Twisted Tees

- **Properties:** Gary Petersen reported that a branch broke off of a tree in the third beach parking lot and damaged a car. The tree was cut down because it was starting to rot away for approximately \$6,000. The big sign at First Beach came down during a windstorm. Gary has ordered a new sign for \$430.00.

Spring Packet: Jason shared a postcard he created to be mailed out letting Association members know that the spring packet will be located on the website for viewing instead of mailed out this year. Jason will email the postcard to all board members for review. There will be limited copies printed for people who do not have access to the website. There was a discussion about what was needed for the spring packet. Committee heads (events, properties, safety, lake quality) should write something, treasurer, tax collector, calendar, beach representatives, swimming lessons and anyone else who would like to write something. There should be a deadline for submissions. Carrie Eckert helped put the packet together last year if Cindy needs help. The deadline for submissions should be March 15th so we can have it for review at our March board meeting. Submissions go to Jason Griffing.

Pavilion Reservation Form: Cindy noted that on the current form it says that the Association member has to supply a copy of their homeowner's insurance and we as a board decided that they just have to declare that they have homeowner's insurance. The verbiage on the reservation form would need to be changed. Jason will let Lee know to do that.

Dam: Hema DeSilva has spoken with a town representative who is amenable to talking with our senator to see if we can get state assistance for the dam. He will email this information to all board members. Cindy Biancamano also asked Hema to write this up for the spring packet as well.

North End Development: The Gregan/Silvestri presentation in public comments raised some questions about their statement that the land has lake rights. The only lake rights we know of is the access to the state boat launch for those pieces of land. They are not within the statutory limits of our Association. Our Association has boundaries around it. It was also noted that our Association is a taxing district set up by the State of Connecticut and as a board we cannot just let other properties become part of the Association. It is a much larger process than that. We need for their questions to be clarified in writing and have them answered by our attorney. The properties were mistakenly included in the previous Association grand list by previous tax collectors. We are not sure how they got on the tax rolls as they are clearly outside of the legal boundaries of the Association. Five or six years ago the larger property was removed from our tax rolls because it was clearly not within the Association boundaries. The second smaller property was determined by the assessor of the Town of East Haddam be clearly outside the Association boundary. That is when the letter went out to Mr. Gregan refunding him the last three years of taxes which is required by law which was around \$15.00. Cindy Biancamano will contact our attorney to fashion a letter stating that the properties are not part of the Association to send to Mr. Gregan.

Property Encroachment: Jason Griffing noted that after speaking with the attorney he feels that the Right of Way issue and the lakefront issue are two different entities. The Right of Way is still passable, and the property owner is not encumbering access to anyone who wants to pass. Gary Petersen feels that if we let that Right of Way go it would be a problem if the landowner on the opposite side wants to plant some trees, etc. it might become a problem to pass through. Jason still feels we do not need to ask Mr. Byron to take anything down right now. That may change in the future, but for now it is fine. Evelyn Passan feels Mr. Byron is on Association property and that he will have to move which will cause Mr. Wright to move. She would love to see some kind of compromise. Kathy Sabo does not believe that we can know if any other Association property owner will have to actually move property lines until a survey is done on the Byron property. That cannot be our concern at this time as Mr. Byron has tied our hands in the matter by not getting a survey. Corinne Halliday feels that we need to have the attorney write him a letter and go from there. In the end they will have to clean it up if they want to sell their property. Cindy Biancamano feels we are at the point where we have to sue or not sue. Hema DeSilva feels the Town of East Haddam should have the correct information on property lines. Gary Petersen pointed out that the survey that was completed was filed, accepted and registered at the Town of East Haddam. Hema DeSilva asked if the survey had been reviewed with the original property lines. Gary Petersen feels we have provided proof and would welcome other proof that shows the Association that our survey is wrong. Cindy Biancamano restated that we need to either decide to pursue this or not or bring it up to the membership to decide because we really need to move ahead with this for everyone's sake. Gary Petersen feels it is the board's job to make the decision. Jason Griffing feels we need to have the attorney send Mr. Byron a letter informing him that we are taking possession of our property and he needs to remove all

property from it. Angela Buccheri feels that if we do nothing it will set a precedent that will get us in trouble down the road later. Neither choice is a great option but if we do nothing it will just make other problems later. Kathy Sabo wanted to reiterate to make sure that the board is clear that we are separating these issues. She feels it is ok for him to have his mailbox, chain link fence, railroad ties etc. still on the Right of Way. In her opinion she would leave the Right of Way the way it is letting Mr. Byron keep everything that is there in place as long as it is not inhibiting people from using the Right of Way, but the lakefront property is Association property, and we need to claim it back. Gary Petersen feels we should fight the Right of Way but could let it go as there is plenty of room to walk there right now, unless it becomes a problem. Kathy Sabo mentioned that we could include that stipulation in the letter from the attorney. Gary Petersen feels the piece of property across the lake is the part we need to fight. Kathy Sabo also suggested that the attorney can say that we understand that Mr. Byron has a mailbox, etc. on the Right of Way but it is not inhibiting passage in anyway right now, but we may have to ask you to remove something in the future.

Jason Griffing started to formulate a motion to have our attorney send Mr. Byron a letter saying that we are taking possession of our property that he is currently using on the lakefront and that we will allow some of the encroachment on the Right of Way as long as people can walk on it.

Hema DeSilva feels you cannot allow the encroachment. Dave Edgington feels that as long as Mr. Byron is not blocking access on the Right of Way property let's not say it is ok for him to leave his stuff there as that is not a good precedent and just concentrate on the lakefront property.

Jason Griffing made a motion to have our attorney send a letter to Bob Byron stating the Association is taking possession of our lakefront property and he should remove any items from it. Angela Buccheri seconded. A vote was held, and Angela Buccheri, Dave Edgington, Jason Griffing, Corinne Halliday, Evelyn Passan, Gary Petersen and Kathy Sabo voted yes. Cindy Biancamano voted no. Hema DeSilva abstained. The motion carries with 7 yes, 1 no and 1 abstention.

Angela Buccheri made a motion to adjourn the meeting. Dave Edgington seconded.
The meeting was adjourned at 9:08 pm.