

POALH Board of Governors Meeting Minutes March 24, 2021

The meeting was called to order at 7:02 pm by Corinne Halliday via a virtual Zoom online meeting.

Board members in attendance: Cindy Biancamano, Angela Buccheri, Hema DeSilva (7:08 pm), 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, Paula DeSilva, Hoberlb & Laurie (7:22pm)

Minutes: *Dave Edgington made a motion to accept the minutes of the February 17, 2021 board meeting. Jason Griffing seconded. A vote was held, and all board members present agreed (8 yes).*

Public Comment: Felicia Tencza commented that the POALH meeting scheduled for June 27, 2021 is not listed on the POALH website.

Financial Reports:

- **Treasurer:** Lee Griffin previously emailed his treasurer's report to all board members. Since the last board meeting, we have received \$48.64 in income. Expenditures were \$17,382.34 Income budgeted is \$225,202.00 and actual is \$224,397.39 with a difference of -\$804.61. Expenses budgeted is \$225,202.00 and actual is \$171,142.56 with a difference of \$54,059.44. Account balances as of March 23, 2021 are \$190,521.96. The full report, as always, will be posted on the website. There were no questions for Lee. *Hema DeSilva made a motion to accept the treasurer's report. Kathy Sabo seconded. A vote was held, and all board members present agreed (9 yes).*
- **Tax Collector:** Ed Bader reported that all July 1, 2020 property taxes levied have been collected. The October 1, 2020 grand list is being finalized. He should have the revised list by next month. The mil rate should be able to be set by the April or May board meeting of this year. Ed expects the mil rate to be able to stay around the same as last year which would be around 4.6.

President's Report: Cindy received several calls from realtors with questions from prospective buyers so there will be a lot of new members this year. She has had a great response from her request for members to join various committees. She received 12 responses indicating interest to serve. She has been in contact with the association's insurance agent for a complete review of our policy. She also spoke with the company that prepares our tax bills. They are also able to mail out the bills for a very nominal charge.

Committee Reports:

- **Events:** Angela Buccheri reported everything scheduled is on the events calendar which can be found online. There may be events that will be subject to change in accordance with current Covid guidelines. The campout date was changed, and a trivia night was added.
- **Strategic Planning:** Hema DeSilva reported that there is nothing new with this committee. The last time a strategic planning report was generated was in 2017.
- **Lake Quality:** Corinne Halliday reported that the lake weed treatment will take place on the Monday or Tuesday during the last week of June. The lake quality committee has generated a flyer to distribute to all residents around the lake with information on how each homeowner can help to keep our lake clean. The committee is still waiting to hear back on grant applications for the dam repair. Ed Bader commented that he has been in communication with the East Haddam Board of Finance who is in charge of coming up with the Town of East Haddam's operating budget. The association has requested \$12,360 (up from \$7,500 last year) from the town to offset our LQIC budget. We have also asked for money for 50% for phase 1 of the dam repair which would be around \$35,000 and \$13,000 towards the Bio detention basin project. Ed further stated that we are competing against many other requests in town. Right now, we are waiting to see what the Town of East Haddam will give the association. They have not discussed lake grants yet. The Town of East Haddam is leaving it up to the board of finance to make their recommendations. As far as state grants go – the DEEP has indicated that our clean water grant application is being reviewed. Kathy Sabo suggested that the flyers from the LQIC committee could be delivered by volunteers knocking on homeowners' doors kind of like a grass roots campaign. Each street can have a volunteer that lives on that street to go and talk to their neighbor and deliver the flyer. Angela Buccheri suggested that teens could do this task for community service hours.
- **Properties:** Gary Petersen reported that he has been continuing to put up the new street signs. There is a work party scheduled for May 15, 2021. There has been some discussion from association members regarding the use of the boat racks at the beaches. There is concern that members are not following the rules of the dates when boats can be on the racks, that some families take up too much space with many boats, that boats are moved on people and that year-round residents would like to use the racks throughout the entire year. Some suggestions to combat these problems are as follows: 1) change the dates to use the racks from March 15 through November 15; 2) have a lottery for spots on the

racks; 3) limit the number of boats each homeowner can have; 4) number the racks to correspond to each boat registration ticket. Jason Griffing and Cindy Biancamano will work on something to present to the board. Evelyn Passan inquired about the second boat rack that is to be constructed at First Beach. Gary said it was on the list to be done.

- **Geese:** Evelyn Passan reported that Nutmeg Farms came out to the lake on Saturday March 20, 2021 but did not find any nests. Evelyn has seen the geese swimming around in pairs. Nutmeg Farms will be back in two weeks to look again. There are a lot of geese in the field up behind Longwood. There was discussion regarding the use of an airhorn on second beach recently. Evelyn indicated that the association's geese control measures do not include the use of airhorn's and an email to members regarding that information was sent out. Evelyn feels it is important to reach out to east side members as well to keep them informed of our geese control measures.
- **Dam:** Tim Pelton, who is heading up the dam committee, has submitted a very thorough dam report that is included in the Spring packet.

Old Business

- **Surveying of Properties:** Cindy Biancamano reported that Mr. Wright is awaiting the results of the survey of his property. It was discussed that to our knowledge, Mr. Byron still has not had a survey done. Gary Petersen sent a list to everyone indicating the properties that still need to be surveyed. It was decided that we would put a hold on continuing to survey the remaining properties for now.
- **Sound System:** Dave Edgington reported that he purchased an amp, four speakers and 2 mics for less than \$300.00. He will install the system when he returns to the lake.
- **Security:** Cindy Biancamano has requested a tentative list from Bonnie Sudell regarding the dates that security will be present at the lake. Bonnie is working on this in conjunction with the events calendar.
- **State Representatives Information :** Hema DeSilva will put together a working list of our state representatives to be included in that spring packet so that our association members can be encouraged to contact them to voice our concerns regarding financial help from the state for Lake Hayward.
- **North End Lake Development:** The board received an email from an association member indicating that the development is not on any East Haddam wetlands committee agenda as of yet.

New Business

- **Board Member Terms:** Cindy Biancamano requested all board members to submit when their terms expire to her.
- **Nominating Committee:** Kathy Sabo brought up this topic requesting that the new guidelines for the nominating committee include that once a potential candidate has been vetted (availability, technology requirements, legal homeowner of association, etc.), that all names get placed on the ballot not requiring the nominating committee to actually choose who gets slated on the ballot. Obviously, if we do not have enough people to fill vacant slots then it would be the job of the nominating committee to actively recruit candidates. Jason Griffing and Angela Buccheri suggested that the nominating committee can perhaps choose who they think is the best candidate and put that in bold lettering on the ballot along with other candidates in regular type. Kathy Sabo still believes that the nominating committee should not get to choose at all.
- **New Property Chairman:** Gary Petersen has indicated that he would be stepping down as property chair. At this time, he has someone in mind who will be taking over the position. He will keep us advised.
- **Job Descriptions:** Corinne Halliday indicated that the request for people to actually come up with a job description of what they do is a great idea. Dave Edgington indicated that this had been done previously when Jeff Walters was president. Kathy Sabo inquired if we knew where those job descriptions were. Consensus was that we did not. She will look through filing cabinets and some old boxes to see if she can find them. Kathy also indicated that she would be willing to get together with anyone who needs help in typing up their job description.
- **Boats in Racks:** This item agenda was discussed under properties.
- **Spring Packet:** Cari Eckert sent out a final draft to everyone. If there are no changes there is no need to contact her. Hema DeSilva will get the state representative information to her within the next day or two for inclusion. Jason Griffing indicated that by sending out the spring packet electronically this year our costs have went from \$1,500 to \$300. He will mail out the postcards to association members tomorrow which indicate that the packet can be found on our website.
- **Meeting in Person:** Corinne Halliday asked if we would be ready to meet in person in May or June. Consensus was yes. Kathy Sabo indicated she thinks we could meet in person in April.
- **Flags:** Lee Griffin reported that the flags have been cleaned and will be put up.
- **Kiosks:** Lee Griffin reported that he will put a copy of the postcard being mailed out in each kiosk as well as board information.

Dave Edgington made a motion to adjourn the meeting. Angela Buccheri seconded.

The meeting was adjourned at 8:06 pm.