

POALH Board of Governors

Meeting Minutes

July 21, 2021

The meeting was called to order at 7:00 pm by Cindy Biancamano at 15 Lookout Drive, East Haddam CT.

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

Board members absent: Angela Buccheri

Association members in attendance: Nancy Kavanaugh – Treasurer, Dave Giroux – Budget Committee Chair, George Daniels – Budget Committee, Laurie Dworak – Budget Committee, Lisa Hober & Frank Dworak

Public in Attendance: Ed Bader - Tax Collector

Minutes: *Dave Edgington made a motion to waive the reading of the June 16, 2021, board meeting minutes. Jason Griffing seconded. A vote was held, and Corinne Halliday abstained (1) and the rest of the board members present agreed (7). Jason Griffing made a motion to accept the minutes of the June 16, 2021, board meeting. Evelyn Passan seconded. A vote was held, and Corinne Halliday abstained (1) and the rest of the board members present agreed (7). Dave Edgington made a motion to accept the minutes of the July 7, 2021, special board meeting. Evelyn Passan seconded. A vote was held, and all board members present agreed (8 yes).*

Public Comment: None

President's Report: Cindy Biancamano reminded everyone that once public comment is done only the board members and committee chairs will speak.

Financial Reports:

- **Tax Collector:** Ed Bader reported that all the tax bills were sent out. About 100 people have already responded with their checks. The POALH mailbox has been eliminated so everything is being received by U.S. mail. An article has been placed in the newsletter reminding people of the grace period ending on August 2, 2021.
- **Treasurer:** Nancy Kavanaugh indicated she had sent the board her reports via email with the up to date figures. She is learning the position. She asked the board regarding a donation she received where it should go. Ed Bader suggested it go into the miscellaneous income line item. Nancy also asked regarding a couple of checks that came in regarding dam restoration. It was asked if the check was from the east shore or from an association member. Once it is determined where the checks came from, and they are made out to POALH instead of dam restoration then they should be put into capital reserve under a new line item titled dam restoration donation. Corinne Halliday asked about a check that was supposed to come in from CT Federation of Lakes. Nancy indicated it had not come in yet. Ed Bader indicated the board needed to approve the over/under items in last year's budget. He passed out a report indicating how the money needed to be reallocated so the budget lines would zero out. Evelyn Passan asked about the geese bill that was deferred to this year's budget. It was deferred to this year's budget because money was not allocated for it in last year's budget. *Jason Griffing made a motion to accept the reallocation of the budget as indicated on the handout. Dave Edgington seconded. A vote was held, and all board members present agreed (8 yes).*

Committee Reports:

- **By-Laws:** Cindy Biancamano reported that the committee is working on them.
- **Budget Committee:** Dave Giroux had previously emailed a proposed budget to the board for review. A recent change to the document has been \$5,000 relief from the insurance line item which they reallocated to capital reserves. After discussion the board asked that the proposed budget be changed in the following ways: Capital Reserves line be put back down to \$10,000, add an extra \$1,000 to geese mitigation to bring it up to \$3,000 from \$2,000 and put \$4,000 into the property improvements line that had nothing. *Dave Edgington made a motion to accept the proposed budget with the changes requested by the board. Jason Griffing seconded. A vote was held, and all board members present agreed (8).* Dave Giroux will revise the budget sheet and author something for the newsletter to be printed there. Kathy Sabo will post it in the kiosks. Dave reported that the budget committee did look at two capital improvement projects: the bio detention basin and the dam. Ed Bader circulated a handout regarding the bio detention basin and discussed the funding needed. *Jason Griffing made a motion for the board to present at the meeting a motion to spend the \$50,000 on the bio detention basin to be reimbursed \$16,000 by the state. Corinne Halliday seconded. A vote was held and all those present agreed (8 yes).* Dave Giroux handed out some dam literature denoting reconstruction and funding options generated by Tim Pelton, dam committee chair. Ed Bader handed out literature regarding the special assessment (what each homeowner might have to pay) that may be needed to complete the project. The board discussed at length the pros and cons of the three options that were presented along with funding options. *Dave Edgington made a motion that the board recommend presenting*

Option One for the dam at the annual meeting to vote upon. Gary Petersen seconded it. A vote was held, and all board members present agreed (8). If Option one gets voted down, then we can vote on option two and/or three. We as a board will come up with the reasons why we are recommending option one to present at the August meeting. The members will be receiving all the literature that has the information pertaining to all options. Dave Giroux will share the operating budget, the bio detention basin info, and the dam information, including what people will pay in the special assessment in the newsletter and on the website. Some of the documents should be simplified and made clearer. Dave will collaborate with Tim Pelton on this and get this stuff shared before the annual meeting. It should be included in the newsletter immediately and multiple times and put on the website. Dave Edgington brought up the topic of capital expenditures. We as a board need to define what the difference is between capitalized vs. maintenance for projects moving forward.

- **Dam Committee:** Topic was discussed under Budget Committee presentation,
- **Events:** Angela Burcher sent a written report to everyone as follows: We had a highly successful month. The silent auction generated more revenue than anticipated, bringing in close to \$2300. The fried dough sale brought in more than \$300! The birds of prey program was well attended and the Jake Kulak Band was fantastic. The teen tie dye event went well, and the adults asked for a tie dye event of their own which we have added to the calendar. We had another band sponsored by a member and a successful setback tournament. Additions, Deletions, & Changes- 7/23 7PM Cribbage Tournament ADDED; 7/24 2-4 Adult Tie Dye event, this one is at a cost to members unlike the teen event ADDED; 7/24 Words on Wood Party removed due to lack of interest, members can design items to have made for them, but we are not having them here for a party DELETION; 7/30 Women's Soccer Game in place of movie night as we must start later, and we think this will draw a good crowd PENDING CHANGE. Looking Ahead - 7/31 Camp Out – requiring registration this year to ensure that there is enough interest to bring the event back; 8/8 working to book a coffee truck. Communication- Evelyn and I will reach out to members that expressed interest in volunteering again this week with the Google Form for Lake Hayward Days and a few other upcoming events. We are working to get more of the membership involved. Lake Hayward Days- Dave Edgington, Diane Nelson, & Heather Taylor are actively working to make the carnival & beach games a success. We met to begin our planning and are looking to get additional volunteers to help them.
- **Geese Committee:** Evelyn Passan reported that she figured out the geese nests were located at the A-frame on lakeshore and at 257 lakeshore where there is a right of way. Evelyn had asked Cindy Biancamano if she had contacted our attorney re Nutmeg Farms being allowed on private property and she had not. Evelyn will follow up with our attorney to ask if Nutmeg Farms can go on private property in February/March of next year. It was decided that the goose lady should not do a presentation at the August meeting. Evelyn will try to set something up at a different time and/or put a presentation on the website. The board discussed having some money for the goose fund come out of LQIC budget for the 2021-22 year. We will discuss this topic further in September.
- **Lake Quality:** Corinne Halliday reported that twice monthly water testing is continuing which is getting us some good data. Hopefully by next year the committee will have some really good trending numbers. Over the next year and a half, we will continue collecting data and then we should know exactly what we are dealing with. We are seeing algae out there. Part of the reason the stream testing is taking place is to see how much we do have coming down from the farm. We have a unique watershed in that everything drains down this way. We have a great relationship with Northeast Aquatics who gives us lots of free advice in addition to what we pay for. The committee may not have to continue stream testing in the future. The committee will still continue to apply for grants. Everyone in our community needs to do their part in keeping the lake quality good. Corinne has been writing articles. In the future we may have another new expense with aerators and other things that can be done to help the lake quality. The lake quality committee members do a yeoman's amount of work and are made up of individuals from both sides of the lake.
- **Nominating Committee:** Cindy Biancamano reported that herself, Kathy Sabo, Gary Petersen and Hema DeSilva's are the terms that are up at this time. Cindy, Kathy & Hema have all indicated they would like to stay on the board. Gary Petersen will not. There are two people who are being considered to be on the board. The nominating committee will let the board know who the slate of candidates is.
- **Properties:** Gary Petersen reported a complaint about a tree that was on reserve beach that is dead that needs to be cut down. A small tree will be cut down by the basketball court. A complaint came in about a fence going up on Glimmer Glenn which may be by the right of way there. Gary will check into that. Right of ways are ten feet wide.
- **Public Safety:** When the board was discussing the budget approval it was discussed that we may not need as much police presence as we have had in the past. Some board members disagreed. This discussion will be tabled until September.
- **Technology:** Evelyn Passan reported that she would like to get Mike Trocci to attend a board meeting so that he can answer some of our questions.

Old Business

- **Property Encroachment:** Cindy Biancamano reported that she and Gary Petersen met with our surveyor. They had a meeting set up with the owner's and their attorney. At the last minute the owner's attorney deemed that

they have not had time to get their survey. Our surveyor is still standing by his document. We did receive a copy of the survey that the adjacent neighbor had done. Our surveyor did have a few questions that Cindy will try to get answered. Our attorney will stay on top of this so that it continues to move forward.

- **Refrigerator:** The board had previously talked about putting a refrigerator in the pavilion. How do we get it and pay for it? It was mentioned that a refrigerator can overheat causing a fire hazard. Some board members felt we should not put one in the pavilion at all. The board has tabled this discussion for another time.
- **Bonding:** According to our insurance person the director and officer's policy and the employee theft insurance that we have covers bonding. Nancy Kavanaugh asked if she had to be bonded. Cindy Biancamano indicated that our insurance broker says no that those specific policies cover it. Ed Bader reported that the tax collector has to be bonded due to CT state statute. Nancy Kavanaugh thought it said that she had to be bonded per the by-laws and the charter. The board felt that our insurance covers the treasurer.

New Business

- **Town Hall Report:** Cindy Biancamano brought up a concern that a member voiced about holding raffles and keeping the money to spend on items of their choosing without turning it over to the association. Some board members felt it is not wrong as it is not association money. It was discussed that anyone in the association can use the items purchased. The items need to be made readily available to all association members by leaving the shed unlocked. (This segued into a topic of making sure the president has keys to all items on association property including the file cabinets in the pavilion. Copies will be made and given to Cindy). Some board members felt that if you let some people run raffles then you have to let anyone who wants to run a raffle and do it on association property. Money's raised should benefit everyone. The majority of the board decided to let it lie as is for now.
- **Pickleball:** Cindy Biancamano received many emails supporting the need for a pickleball court. Lines will be painted on the tennis courts in a different color to denote pickleball boundaries.

Dave Edgington made a motion to adjourn the meeting. Evelyn Passan seconded.

The meeting was adjourned at 8:57 pm.