

POALH Board of Governors Meeting Minutes October 18, 2021

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

Board members in attendance in person: Angela Buccheri, Hema DeSilva, Jason Griffing, Corinne Halliday, Evelyn Passan, Kathy Sabo & Phil Sabo

Board members attending via Zoom (unable to vote): Cindy Biancamano, Dave Edgington

Association members in attendance: Nancy Kavanaugh, Treasurer

Public in Attendance: Ed Bader, Tax Collector

Public attending via Zoom: Russell Melmed, Director of Health Chatham Health District

Minutes: *Evelyn Passan made a motion to accept the minutes of the September 13, 2021 board meeting. Phil Sabo seconded. A vote was held. All board members present agreed. (7)*

Public Comment:

- **Lake & Water Quality – Water Testing:** Corinne Halliday asked Mr. Melmed to speak to the board about E coli testing and the effectiveness of it. Chatham health used to pay for our lab fees but has ceased providing that service due to state statues excluding lake associations. Mr. Melmed commented on whether weekly testing of beach samples is worthwhile stating that it is up for debate. It depends on what is going on in the watershed and what the climate is like in the area. Most of the time elevated levels of E coli are after a significant rainfall of ½ inch or greater, especially after a period of dry weather. Animals defecate on the beaches and the feces is flushed into the water. Another reason for high E Coli levels is due to a failing septic system, but that is not often. In the past few years that the health district has been testing the water they have not found consistently elevated levels of E Coli with the exception of that rare rainfall event where it flushes all sorts of things from the watershed into the water. The question is how cautious do we want to be. In lieu of testing the association could just close the beaches for a couple of days after a heavy rainfall. Or you can post signage saying that there has been at least a ½ an inch of rainfall in the last 24 hours swim at your own risk. Weekly testing could continue. Lake Hayward has a lot of small lots with some old septic systems which could fail and pollute the water at any given time. Is the expense of the water testing worthwhile? We could test less frequently doing it before the season opens and a couple of more times during the year to see if there is anything going on that was not there before. There are other options besides weekly testing, but weekly testing is the safest approach. Board members asked the following questions: 1) If we just post signs after a rainstorm is there a liability? Answer: That is a legal question. There can be a contamination of water at any time. It is exceedingly difficult to pinpoint the source of an illness to a body of water unless there is a cluster of cases. 2) We do water testing on Monday, and everyone is in the water Sunday, Monday, Tuesday. We do not get the test back for a couple of days. If the test is bad people have been in the water for a few days. Why is there a lag time and is there any kind of test that is quicker? Answer: The gold testing standard for harmful bacteria in water is growing the bacteria and culture which takes two days. Russ is not aware of a quicker test. Whether or not it is worthwhile if there is a lag anyway, testing is mostly to find not the contamination that lasts a day, but it is to identify contamination from a point source from sewage or something else. The long term testing is to identify something that might be continuing and ongoing for weeks or months, not something that just lasts a few days. 3) Would an alternative be to just test after a rainfall? We can blame the geese to a certain extent, but it may be more complicated than that with the watershed and the nutrients coming down from the farms. Answer: Certainly testing after a higher risk rainfall event is one way to go. July and August this year were two of the wettest months in the history of CT. (Our association had to retest a few times with levels being high on one side of the beach and really low on the other side of the beach). We could go with the high risk testing program after a significant rainfall as an option with warning people then retesting. This would be a circumstantial risk based assessment program. If we have not been seeing elevated levels during dry periods that generally would mean that whatever kind of flushing and water exchange going on at the shoreline is the cause. The solution to pollution is dilution. A posted sign could say “Testing at this site is ongoing due to heavy rainfall. Swim at your own risk until further testing comes back to determine if the water is safe for swimming.” 4) Should we post not to swim two days after the rainfall and on the third day go in thereby doing away with testing and saving our money? Answer: It depends on the water body and how much water exchange has gone on. You could do a rainfall event testing program and see how long it takes for the bacteria to become diluted enough that it is no longer thought to be concerning from a human health perspective. Then base our program going forward around those statistics. Then you can let people know to swim at your own risk for two days, three days, whatever the analysis shows. This is studying it and taking a hybrid approach. 5) Can E coli be DNA tested to actually see where it is coming from? Like a farm animal vs. a goose? Answer: Russ did not know that answer to that. He did know

that humans can become infected with E coli from the guts from all sorts of animals. We would have to talk to a microbiologist regarding that. We could do sequencing of the E coli that is found in the lake and sequencing of the E coli that is found at the source that you think it is likely coming from and see if they match. We would have to get a sample from the farms in the upper watershed. We would have to get sequencing done on all the animals. We could not just sequence the samples from the lake to determine specifically what animal the E coli is coming from. The cost of sequencing is not too expensive.

President's Report: Cindy Biancamano reported that Carolyn Kress will set up a couple of times in the spring as well as the June meeting to pick up parking passes. Cindy was able to have the person parking overnight at the first beach parking lot to discontinue usage of the lot. Cindy has two woman who will be taking over the Lake Hayward store. It was discussed that the Lake Hayward store should not be for profit but should not lose money either. The payment option of Square was discussed for the store. The board had previously looked into Venmo and decided that was not an option. Cindy will look into getting a Square or PayPal (charging apparatus) account for the association.

Financial Reports:

- **Tax Collector:** Ed Bader reported that we have collected 96% of the annual revenue. There is a little over \$8,000 that remains uncollected. In November demand notices will go out to those who have not paid their taxes.
- **Treasurer:** Nancy Kavanaugh sent her monthly reports to the board members. Nancy received a note from an association member regarding the taxes being included with their mortgage. Mortgage companies do not hold district taxes. Ed Bader has the member information and will contact that person to let them know for future payments. Nancy will continue to work with Ed by sending him reports so that the tax collector and treasurer balance the tax revenues each month as required by state law. Nancy reported that we received a letter from the IRS regarding two businesses that we do not have the proper tax id numbers for – Tomorrow's Trees and DBA SHO Productions. Nancy will find the original numbers that were submitted to the IRS. Evelyn will contact DBA SHO Productions for their correct number. Phil will contact Tomorrow's Trees to get their correct Tax ID number. Nancy has been contacting the porta potty company due to the charges of taxes on the bill and we are tax exempt. The company is saying our current exemption certificate is expired. Nancy will contact the CT DRS for a current letter/certificate. Phil Sabo asked Nancy about the budgeted line for properties of \$27,175 in the budget to actual report. The correct budget is higher, and Nancy will work with the computer program to fix the figure to show the correct amount going forward. The board discussed having a report that is easier to navigate for the future. Evelyn Passan inquired what budget the money was coming out of for the board dinner. Jason Griffing stated the money had always come out of the Events budget. The board can determine if the funds should come out of another line item budget. It was decided that the board will reallocate funds from another budget to cover this expense, a decision that was tabled and will be decided at the November board meeting.

Committee Reports:

- **By-Laws:** No report at this time.
- **Budget Committee:** No report at this time.
- **Dam Committee:** Corinne Halliday reported that Tim Pelton is keeping things moving. He is looking for people that have experience in writing RFP's. Kathy Sabo reintroduced the topic of fundraising for the dam. The board decided not to do any fundraising for the dam.
- **Events:** Angela Bучcheri reported that she will start working on the events calendar once we know what platform we will be using to generate the calendar. Angela will be appropriating some funds to make purchases of supplies for Lake Hayward Days as previous old items for games etc. needed to be replaced.
- **Geese Committee:** Evelyn Passan reported that at this time of the year there are only a few geese at the lake hanging out at the south end.
- **Lake & Water Quality:** Corinne Halliday reported that the speed ordinance will be coming to a vote on October 28, 2021 at the town hall. People have to show up and vote in person.

Bio Detention Basin: Ed Bader reported our contract has been approved by DEEP. We have been given \$16,500 on the construction for this project that we need to spend by the end of June 2022. We will now start the process of making an application to the Inland/Wetlands commission to get approval to construct the basin. Ed is waiting on paperwork from Jim Ventres from the Town of East Haddam. This process may take two to three months. Our engineer Karl Acimovic would then come up with the specifications for bidding. Then we would have a competitive bidding process for the construction of the basin. Ed Bader expects to bid it out before January. The contractor does not need a special license, but we would want someone who has experience in the line of work. Cindy Biancamano asked Ed to send her a copy of the signed contracts and applications for her files.

- **Nominating Committee:** No report.

- **Properties:** Phil Sabo reported that the property on Glimmer Glenn is not a right of way or easement. According to Jim Ventres, Town of East Haddam, we are not taxed on the property. Jim Ventres further indicated that we could only sell the property to the two abutting homeowners because it is not an approved lot. Corinne Halliday expressed that we should not be selling any of the associations lake front property to help protect the integrity of the lake. Phil Sabo suggests that we just leave the property alone. The board agreed not to sell the property. There is the issue of one of the property owners putting a fence on the property which the board decided we will allow him to keep in place for the time being but not put up the gates with the fence that he intended. There are trees that came down on that property that need to be taken down. Phil further reported that he repaired the wiring for the tennis court lights. Phil brought up the topic of the boats and pontoons. Someone approached him suggesting that we have a lottery for the spaces. The board discussed mooring boats around association property and rules and regulations connected to mooring boats. Everything has always been first come first served for utilizing the shoreline in the 2nd beach lagoon and boat racks at all three beaches. The board had previously, this year, decided to keep it on a first come first served basis so we will continue that ruling. The dates for having boats on the racks and in the water is March 15th through November 15th. Phil further reported he brought in the tennis nets. Jason Griffing did let Phil know that he is still waiting for a quote from the sign guy for a sign at the south end. Jason would also like to see four by four yellow column posts at the beginning and end of the right of ways. Phil did get permission to put the sign up on an association member's property on the way into the lake from the south end. Corinne Halliday inquired if the AEDs were put away for the winter yet. Phil said that they should be, with the exception of the one at First Beach that stays out all year. He will make sure to put out an email blast and post on Facebook to let people know. Evelyn Passan will email Jason Griffing about getting the sign for the boat launch.
- **Public Safety:** Nothing to report.
- **Technology:** Evelyn Passan reported that there are no additional taxes and fees on the price she got from Computer Connection. Computer connection will migrate the stuff. We already have a domain name. *Kathy Sabo made a motion to move forward switching our platform from Microsoft to Google using Computer Connection. Angela Buccheri seconded. All board members present agreed.* (7) Evelyn will contact Computer Connection to get the ball rolling. Jason Griffing brought up the topic of purchasing a new laptop computer for the treasurer as the current one is no longer working properly. The money would come out of the Communications budget. *Phil Sabo made a motion to purchase a new laptop computer for the treasurer up to \$500.00. Jason Griffing seconded. Angela Buccheri, Hema DeSilva, Jason Griffing, Corinne Halliday, Evelyn Passan, & Phil Sabo voted yes. Kathy Sabo voted no. Motion passes 6-1.*

Old Business

- **Property Encroachment:** Nothing new.
- **Newsletter Editor:** Kathy Sabo reported that she liked the idea of having Nichole Howell and Wendy Wade work on the newsletters together splitting the stipend. This will alleviate the need to find someone to fill in if the editor cannot do the task on a given week. Kathy would like to ask Marty Bernardi if she would be interested in perhaps taking on some secretarial duties. Like the pavilion reservations, water testing spreadsheet, etc. The board decided this was a good idea moving forward. Kathy will contact Nichole, Wendy and Marty to coordinate the taking over of these duties with them.
- **Lake Hayward Store Coordinator:** Discussed in President's Report.
- **Keys:** Ed Bader and Nancy Kavanaugh gave Phil keys to give to Cindy for the file cabinets.

New Business

- **Voter Registration Guidelines:** Kathy Sabo would like to change the guidelines a bit as at the last association meeting in August we had 36 people register to vote the day of the meeting. It was too confusing and disorganized. Kathy would like to follow the East Haddam town guidelines to register to vote. Kathy would need to ask the attorney about this. The board agreed that it should be looked into changing. Kathy will look into this.
- **Virtual Meetings:** Kathy Sabo reported that there has been an act passed in the state legislature that we can hold virtual meetings up until April 30, 2022. Our attorney has confirmed this. The board agreed to hold virtual meetings for every meeting through March 2022.
- **Amazon Business Account:** Angela Buccheri reported that we can establish one, but we would need to establish a form of payment by using a credit card. Then that runs into checks and balances of who is using it and for what. We probably should set it up sometime in the future to be current with the times but does not want to jump into something now until we can figure out the logistics of it. We would need to have procedures and protocols in place before we open an account. Nancy Kavanaugh felt it would be really hard to keep track of purchases on the Amazon account.
- **East Haddam Budget Process for 2022-23:** It was reported that this process is starting.

Evelyn Passan made a motion to adjourn the meeting. Jason Griffing seconded.
The meeting was adjourned at 9:18 pm.