

POALH Board of Governors
Meeting Minutes
April 18, 2022

The virtual meeting was called to order at 7:04 pm by Cindy Biancamano via Google Meet GoToMeeting.

Board members in attendance: Cindy Biancamano, Angela Buccheri, Jason Griffing, Corinne Halliday, Evelyn Passan, Kathy Sabo & Phil Sabo

Board Members Absent: Hema DeSilva & Dave Edgington

Association members in attendance: Peggy Krempecki, Treasurer;

Public in Attendance: Ed Bader - Tax Collector

Minutes: *Jason Griffing made a motion to accept the minutes of the March 21, 2022, board meeting. Phil Sabo seconded. A vote was held. All board members present agreed (7).*

Public Comment: None

President's Report: None

Financial Reports:

- **Tax Collector:** Ed Bader reported that 6 accounts are now in collections totalling \$3,248.00. An additional account did not have to go to collections. Notices have been sent out. Delinquent payers will have to pay legal fees and interest in addition to the original bill amount. Three unpaid tax accounts are chronic delinquents so they have to pay an estimate of next year's taxes in advance in addition to the delinquent bill, legal fees and interest. The Town of East Haddam is in the process of going through a reevaluation. The grand list as of October 1, 2022 will be revalued. Billing next July 1, 2023 will be based on the reevaluation of the grand list.
- **Treasurer:** Jason Griffing reported that he has gotten together a couple of times with Peggy Krempecki to transition duties over to her fully by the end of the month. Jason also indicated his concern that the treasurer is still getting some emails that are meant for the secretary. Kathy Sabo will take action steps to correct forms on the website to direct emails to the correct contact. Evelyn Passan asked about what happens with leftover money from a line item budget that is not spent. It was noted that any unspent money gets transferred over to the reserve account.

Committee Reports:

- **By-Laws:** Board members will receive an email with the finished copy of the bylaw changes that will be mailed out to association members by May 1, 2022. Kathy Sabo indicated to Jason Griffing that a set of mailing labels were needed.
- **Budget Committee:** Laurie Dworak (chair) has a full slate of committee members for this task
- **Dam Committee:** Tim Pelton sent out a document updating board members that he has met with two of the proposed dam restoration people and they will be meeting again.
- **Events:** Angela Buccheri reported that she is still looking for someone to be in charge of carnival games. Asking for someone to chair this function has been included in the president's message of the spring packet. The pavilion has been reserved for the golf tournament. Angela reported that she will putting all association events on the official POALH Facebook page only
- **Geese Committee:** Evelyn Passan reported that there was a sick goose on the lake last week. Nutmeg Farms has been trying to get a hold of someone from DEEP to follow up on this. The trail camera at first beach is up and running. Right now there are three geese on the lake. Nutmeg Farms will come out to locate nests. Evelyn indicated that geese will walk a mile from their nesting place to get to a lake or feeding ground. Evelyn will talk about hiring Critter Cop at the June association meeting and ask for a vote regarding this at the August annual meeting.
- **Lake & Water Quality:** Corinne Halliday reported that a gentleman from DEEP, Eric Church, noticed that our rain garden at second beach had been drastically cut down. Corinne indicated to him she thought it was just an aggressive cut back and that it will be left to grow back up. She was also able to speak with him about invasive weeds and the restrictive nature of the permit from DEEP. Mr. Church has offered to reach out to the person at DEEP in charge of that aspect of our weed treatment helping us with that. Corinne also reported that there is a pontoon boat tied to a shrub at second beach and asked if we could send out something to association members asking them not to do that. Ed Bader reported that he and Corinne met with the Town of East Haddam board of selectmen and the board of finance. The board of finance is recommending in the town budget going to referendum for approval of a total amount of \$13,500 related to Lake Hayward. Last year we received \$15,000 from the town for dam related expenses. We asked for another \$15,000 this year which has been included in the proposed budget. Kathy Sabo brought up the topic of water testing and asked how we are moving forward with this task, if we will continue with it. It was decided that we will put out an email blast to see if someone will step forward to do it noting that until we find someone the testing will not be done but noting some information on how to stay safe while the testing is not being done like not swimming after heavy rains, what to look for or other possible informational bullet points that the committee may have already. Corinne asked that the water testing be its own committee separate from the Lake Quality Committee and have its own line item in the budget. It used to be its own committee, separate from Lake Quality. The

question of continuing on with the water testing will be talked about at the June association meeting. Cindy Biancamano took an informal poll of the board members to see which way they lean on the water testing topic. Phil - against. Kathy - in between as do a year of testing and note when the e coli is present so in the future when we do not test then we know when to advise people not to swim. Angela B. - continue to test because we need the information documented regarding e coli to support anything we decide to do with the geese. Corinne - continue. Evelyn - continue for a year noting the information on a spreadsheet. Jason - continue so we gather information to track it. All board members feel that whatever the association members decides will be what we will do.

Bio Detention Basin: Ed Bader reported the engineer is working on the specifications of the bid document which is necessary for when construction companies are going to bid on the project. We have a state grant of \$16,500. Once the specifications are put together an advertisement will go out for people to bid. A pre-bid conference will be held to give out additional information. The bids will come back to the treasurer in a sealed envelope which will be held until they are opened up. We will strictly follow state guidelines for the bidding process.

- **Nominating Committee:** Cindy reported that she has not received many volunteers. Right now there are two association members who are possibly interested, Nancy Kavanaugh and Lisa Hober.
- **Properties:** Phil Sabo reported that everything is looking good. The landscapers were here and cleaned up most of the areas. Boats are being put on the racks. Someone cleared shrubs, etc. from association property on Glimmer Glenn. Phil will investigate this. Cindy Biancamano inquired about the broken boat rack on third beach. Phil indicated that no one has called him back yet. Phil Sabo asked Jason Griffing to please forward original contracts from the Landscaper and Porta Potty company when they arrive. Phil indicated things will be ramping up soon getting the swim lines out and putting up tennis court nets, etc.
- **Technology:** Evelyn Passan reported that we are all good. She asked everyone to remember to put all their documents on the shared drive. Angela Buccheri will give an instructional class on how to do this.

Old Business

- **Property Encroachment:** Cindy Biancamano reported that there is nothing new going on. Kathy Sabo asked that the board make a decision on a cut off date so we can move forward with this issue. Most board members felt that asking for an answer by July 1, 2022 is prudent at this point. Cindy B. will ask the attorney to send the letter.
- **Spring Packet:** Cindy Biancamano reported that the most recent update was just changing the pic of the green parking pass to the current orange one. That has been completed and the spring packet is ready to be published on the website.
- **First Aid Kit for Pavilion:** Evelyn Passan reported it is in the pavilion closet.
- **Promotional Merchandise:** Cindy Biancamano reported that the chairpeople are proposing doing a virtual store. The store has a lot of items with reasonable prices which are all manufactured in the USA. The website they are going to use is \$39.00 a month which they will cover by adding a few cents/dollars to the sale of all items. They want to do a logo design contest next year. They are going to purchase and bring samples of the products & sizes to association events and meetings. Tax exempt status for this was discussed and they have been given the tax exempt numbers which may not be able to be used due to this being individual orders, not something being purchased by the POALH. A separate bank account needs to be set up for the virtual store. The account will be funded with the money already set aside for the LH store in the reserves. This amount will always be present and the board will not need to fund this account again as money will always be added to the sale of items to keep the account fluid. They hope to keep the store active during the winter months by adding Christmas and seasonal items. Items that are currently in stock will also try to be sold. Items that are unsellable will be used for prizes at carnival or kiddie bingo. The board likes and appreciates the set up of this virtual store.
- **Xfinity Service:** Jason Griffing is working on getting in contact with them to lower our bill.
- **Playground @ Second Beach:** Cindy Biancamano did get a committee together for this project as well as a certified playground inspector to assess the playground for free. He will do an analysis and see if it is up to code. There is someone else at the lake that designs playgrounds and is willing to work with the committee.

New Business

- **Pavilion Reservation:** Kathy Sabo indicated that she received a pavilion reservation from an association member for May 28, 2022 which is Memorial Day weekend. The pavilion reservation clearly states that the pavilion cannot be reserved during holiday weekends. Kathy questioned why members could not reserve the pavilion during a holiday weekend and why that was a rule and could we remove that rule. Cindy Biancamano pointed out that the pavilion is being used that day anyway to hand out parking passes. The board discussed the ruling and it was decided that because it has already been in place for this year we need to continue to abide by that rule. Perhaps it can be changed for next season.

Kathy Sabo made a motion to adjourn the meeting. Phil Sabo seconded. All board members present agreed (7).

The meeting was adjourned at 8:21 pm.

Next board meeting is an in person meeting on Monday, May 16, 2022, at 7:00 pm at 15 Lookout Drive, East Haddam, CT..

