

POALH Board of Governors
Meeting Minutes
May 16, 2022

The in person meeting was called to order at 7:02 pm by Cindy Biancamano at 15 Lookout Drive, East Haddam, CT.

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

Board Members attending Virtually: Angela Buccheri

Association Members in attendance in Person: Peggy Krempecki - Treasurer; Lisa Long - Water Testing

Association Members in attendance Virtually: Lisa Hober - By-Laws; Tina Beckett - Playground

Public in Attendance: Ed Bader - Tax Collector; Tim Pelton - Dam Committee Chair

Minutes: *Dave Edgington made a motion to accept the minutes of the April 18, 2022, board meeting. Phil Sabo seconded. A vote was held. All board members present agreed (9).*

Public Comment: None

President's Report: None

Committee Reports:

- **Playground:** Tina Beckett reported a playground inspection was done and it failed. Tina is waiting on the report for the specifics. Cost of new equipment could be anywhere from \$25,000 to \$80,000 for something similar. Tina is also looking into costs for disposal of the current playground, getting the area prepared, pulling permits and installing the equipment. The committee is looking to get a representative from Miracle Playground to come out. The playground may be a good candidate to be refurbished. This may be a cost effective way to go and just add on a little swingset or something. A school in Shelton recently repaired a playground for \$16,000. Tina asked the board what path they would like the committee to take. Comments from the board were in favor of looking into repairs/refurbishing. It was noted if the playground failed inspection should we be letting children on it. Tina is waiting for the specifics of the report to determine what action steps need to be taken. It was noted that if the playground was unsafe to use then the company doing the inspection would have said something immediately. The process will take some time to look into refurbishing so there will not be a presentation to this year's budget committee. We will inquire to the last properties chairperson, Gary Petersen, what his concerns were, if any, regarding the playground. It was reported that the only funds spent in recent years for the playground was for mulch.
- **Water Testing:** Cindy Biancamano asked Lisa Long to look into some kind of home water testing. Lisa will be taking the water samples to the lab. Testing will continue until the members of the Association vote on whether or not to continue testing. A discussion will be presented in June to the membership for a vote in August. Corinne Halliday reported that LQIC will be doing some e coli testing on some of the streams using the labs. Length of time to get test results is still a concern. Evelyn Passan will set up Lisa's email on the POALH Google platform.

Financial Reports:

- **Tax Collector:** Ed Bader reported that the mil rate needs to be set this evening. The proposed mil rate for the July 1, 2022 billing is 4.612. The grand list did not change much. There are some properties that are granted exemption, our own properties are not taxed and property bills under \$3.00 are waived. After subtracting deductions the adjusted grand list is \$45,468,560. The tax revenues in the budget approved by the association is \$209,700 thus setting a mil rate of \$4.612. This is close to what we had last year of \$4.608. A report has to be filed with the Office of Policy & Management in the State of CT and the process of printing the bills needs to begin. *Dave Edgington made a motion to set the mil rate at 4.612. Jason Griffing seconded.* Ed Bader commented that there is a reevaluation going on right now so we will see some changes in the grand list for next year. *A vote was held. All board members present agreed (9).* Ed Bader further reported that 1 delinquent property has paid which brings us down to 5 accounts that are now in collections.
- **Treasurer:** Jason Griffing reported that there is \$57,767.00 left to spend before June 30, 2022. After subtracting anticipated expenditures for May & June \$30,800 (not including projected Events expenditures) should be left to spend. Angela Buccheri reported that there are quite a few expenditures for Events coming up in May and June. That may leave the amount left to spend at \$26,000. Any monies not spent goes into reserves. Phil Sabo indicated that properties have some projects that could be put into place such as powerwashing and staining the pavilion and a walkway. Jason is handing off the treasurer's computer to Peggy Krempecki today. Phil Sabo inquired about opening an account at Tractor Supply. Jason Griffing indicated that Phil could do that directly just making sure to use the POALH P. O. Box address. Peggy Krempecki has gotten together with Ed Bader regarding job duties.

Committee Reports: (continued)

- **By-Laws:** Lisa Hober reported she was approached by a member of the association about Article XI - Powers and Duties of Committees - Properties. The proposed change is a grammatical one. The association member thought by taking out the dialogue "to minimize the impact of roads on the lake as soon as possible in the spring" is removing the intent to make sure

the town does come in to suck up the sand out of the pits and sweep the sand. Lisa felt that the proposed change of Article XI under properties still covers the intent. One spelling error will be corrected. The board had no questions or concerns on these points.

- **Budget Committee:** Lisa Hober asked on behalf of Laurie Dworak if committees can hold virtual meetings. Kathy Sabo indicated that the State of CT has now passed a law allowing all boards and committees to meet virtually. Cindy Biancamano reported that Laurie has her committee together and is aware of the timeline involved.
- **Dam Committee:** Tim Pelton reported the committee met with two contractors. The consensus of the two contractors is it is less expensive to do both spillways concurrently. The projected timeline is 4 months to do both spillways. The lake will need to be drawn down 8-10 inches. Both recommended starting after Labor Day. Both contractors know our engineer Karl Acimovic. They will need engineered drawings to do the construction. The current estimate of repairs from contractors is \$115,000 and \$128,000 (subject to change of course). The dam committee is working with the contractors to make sure both are listing the same procedures and repairs so we are comparing apples to apples and have a sense of what each contractor has in mind for the scope of work. Karl Acimovic is getting together a proposal for the cost of doing the engineered drawings. It will take him four months to do the drawings. DEEP approval takes six to nine months. Inland Wetlands takes two months. This will bring us to Fall of 2023 to get the project done. Ed Bader stated there are currently funds in line to come from the Town of East Haddam in the amount of \$30,000 and that there is enough in reserves to cover it. There is currently \$10,000 in the budget for reserves and what the budget committee does for 2023-24. There should be enough to cover \$128,000. Tim Pelton indicated the numbers that were quoted with a start date of this year will obviously get bumped up. The first thing to do is get the plans in hand ready to go. Then check back in with contractors in Spring of 2023 with a revised estimate with the engineered plans for a final lockdown number. Then we proceed in Fall of 2023 after we have run the regulatory gauntlet. It was inquired if we could ask the contractors to hold the price. Tim further indicated that the contractors did identify that the two headwalls on the north side of each spillway have been eroded by runoff from Haywardville Rd. This is a town issue that they should repair. The town owns the headwall. The board gave Tim Pelton permission to contact the Town of East Haddam inquiring about headwall repair. The south headwall on the eastern spillway, which we do not own, needs to get fixed too. Jason Griffing brought up the point that the engineering plans may be a considerable cost and do we need to get approval from the association to spend money on the plans. We need the plans to get the project going. There is still \$10,000 in reserves for this project. We will wait until we get the proposal from the engineer to discuss how to fund the plans. Tim Pelton indicated the town is responsible for the road and the headwalls. The two contractors we currently have on the line for this project are really the only game in town. Tim is still inviting association members to serve on the dam committee. He will also prepare something for the June newsletter.
- **Events:** Angela Buccheri reported she has a volunteer who will take over carnival games. Furious George band will be coming in July instead of the originally planned band. Lisa Rogers will add another night to the calendar for another family event. Savage Brothers will play Sunday of Labor Day weekend.
- **Geese Committee:** Evelyn Passan reported that there are four adults that have eight babies and another adult with six babies. Nutmeg Farms has been out quite a few times to look for nests. She has not found any nests this year. Next year a drone may be used to look for nests. Trail cameras have been installed at each beach which lets us know when they are present. Evelyn asked Hema DeSilva and Dave Edgington to help monitor and shut the trail cameras off on Saturday mornings. Putting up a fence instead of the string to keep geese off the beach was discussed. Evelyn proposed staggering the fence sections so it does not have to be put up and down which would enable people to walk into the lake. Geese need a straight line of sight to access land. There may be some fencing in the pavilion that can be used. Getting rid of the grass in front of the pavilion was also discussed. The idea of rounding up the geese was discussed but it is not easy to get a permit from DEEP to euthanize them. Nutmeg Farms will come to the lake to give a presentation. Evelyn will invite east side residents to the presentation. Nutmeg Farms believes this is one family unit that keeps coming to the lake. Next April we hope to set up a nest hunt. There could also be geese walking down to the lake from the farm. Geese will walk two miles to a water source. Evelyn feels this committee needs a bigger budget to have Nutmeg Farms come out more often. She also needs more volunteers. Putting up a fence to deter the geese was discussed at length. Evelyn will check to see what fencing the POALH has and put it up as a trial thing to see if it works and what the reaction is from the association members.
- **Lake & Water Quality:** Corinne Halliday reported that the lake weed treatment date is scheduled for June 27, 2022.

Bio Detention Basin: Ed Bader reported that we advertised for bids. Packages were sent out to two vendors and we are awaiting their response. He is hoping there are three more vendors who will be interested. Once a bid is approved we will get them to start immediately as we are on a tight timetable. The basin needs to be done by the end of July 2022. Once it is started the project should take about two weeks.

- **Nominating Committee:** Lisa Hober reported that the committee members have all been in contact. She inquired about having access to the current nomination form and instructions and putting out an email blast. Kathy Sabo will grant Lisa access to those documents on the Google shared drive. Jason Griffing advised Lisa that he does all email blasts.
- **Properties:** Phil Sabo reported that everything is looking good. The swimlines and rafts have been put out. Tennis courts are set up with newly painted lines. The contracts for the landscaping (next five years) and the portable toilets (next two years) have been received. The portable toilets have been cleaned. Next year we will include the enclosures as well. Phil has been in contact with Chris - our garbage guy - to move the garbage pickup to Mondays year round instead of Fridays. A

new timer for the lights on the tennis courts was purchased. The beach raker for second and third beach is 16 years old and will be allowed to run the lawn mower to assist in raking the beaches. Hema DeSilva asked about Glimmer Glen property encroachment. Cindy Biancamano replied that the situation has been tabled. The potholes on Glimmer Glen will be looked into by Phil Sabo. He will try to contact the town.

- **Technology:** Nothing

Old Business

- **Property Encroachment:** Cindy Biancamano had forwarded the board a response from the homeowner's attorney. We are leaving the situation as it is for now.
- **Promotional Merchandise:** Cindy Biancamano reported that she opened up a bank account for promotional items.
- **Xfinity Service:** Jason Griffing reported we are paying \$176.00 per month. If we commit to a three year plan it comes down to \$164.00 and if we commit to automatic payment it would be \$154.00 per month. The board felt automatic payment was unsafe. We will leave Xfinity the way it is set up now.
- **South End Sign:** Phil asked Jason Griffing about the sign proposal. There is no proposal yet. Phil will follow up with the sign guy.

New Business

- **Parking Passes:** Cindy Biancamano and Carolyn Kress will be at the pavilion handing out parking passes on May 29, 2022.
- **Newsletter:** Cindy Biancamano and/or Jason Griffing will get in touch with Nichole regarding the start up of the newsletter.
- **Pavilion Reservation Form:** Kathy Sabo had previously sent a revamped pavilion reservation form for board members to review. In response to other board members suggestions she put in a link for the Calendar of Events. There was a discussion on the amount of footage a grill needs to be from the pavilion. It was decided to instruct hosts to put grilles on the grassy area only at least five feet away from the pavilion. Members will be able to email the form to me and mail in check to Peggy.
- **Virtual Meetings:** It has been signed into law in the State of Ct that boards and committees can meet virtually anytime they want. Kathy Sabo asked if we just want to meet virtually all the time. The board felt that they would like to continue to meet in person when we can. Kathy will set up each board meeting to be a hybrid meeting where board members, etc. can either be present in person or be present virtually.

Jason Griffing made a motion to adjourn the meeting. Dave Edgington seconded. All board members present agreed (9).

The meeting was adjourned at 8:48 pm.

Next board meeting will be a hybrid meeting on Monday, June 20, 2022, at 7:00 pm at 15 Lookout Drive, East Haddam, CT and via a Google Meet.