

POALH Board of Governors
Meeting Minutes
June 20, 2022

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

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

Association Members in attendance in Person: Peggy Krempecki - Treasurer; Lisa Hober - Nominating & By Laws Committee Chair, Lauri Dworak - Budget Committee Chair, Kathy LaFland - Merchandising Committee Chair

Association Members in attendance Virtually: None

Public in Attendance: Ed Bader - Tax Collector

Minutes: Evelyn Passan made a motion to accept the minutes of the May 16, 2022, board meeting. Dave Edgington seconded. A vote was held. All board members present agreed (9).

Public Comment: Lisa Hober commented on the dam committee perspective that Tim Pelton reported on at the last board meeting. She was not clear about the dam committee looking to the board for funding for the engineer's drawings. She is not clear on whether the dam committee plans on coming to the membership for funding for the two guesstimates that he has this year.

President's Report: Cindy Biancamano reported that she and the treasurer have been working on getting the signatures straightened out on the current bank account. She is working on getting the insurance renewed which should only have a 5% increase.

Financial Reports:

- **Tax Collector:** Ed Bader reported there are 6 accounts that have gone to the attorney for collections. One of them has been paid off. Four others have made their payments to the attorney. There is still just one account that the attorney is working on. Ed feels that this account should be paid off soon. Phil Sabo asked if the new house that is being built on Hillside was one of the issues with the taxes. Ed Bader replied no.
- **Treasurer:** Peggy Krempecki previously sent out the treasurer reports to all board members. She thinks we will be very close to budget at the end of the year. Peggy helped board members read and interpret the reports so they are up to date for their budget committee presentations. Phil Sabo inquired about specific line item expenditures in the properties budget which Peggy & Jason Griffing explained and will send him a more detailed spreadsheet.

Committee Reports:

- **Merchandising:** Kathy Lafland reported that we can not set up the store as being tax exempt as the purchases are not for the association but for individuals. Therefore we need to file for Sales & Use Tax with the State of CT. The association is running the store so therefore needs to collect the tax. Kathy LaFland will move forward with setting up the Sales & Use Tax online with the Department of Revenue Services in the State of CT with assistance from Kathy Sabo and/or Peggy Krempecki if needed. Cindy Biancamano's name should be used for a signature. Sales to the membership will have fees for the running of the store factored into the price of merchandise. Kathy Lafland then shared samples of some of the products that will be sold in the store.
- **Budget Committee:** Laurie Dworak reported that the committee is still gathering information from committee heads. She is trying to get figures from the Dam committee. Kathy Sabo questioned the validity of this request as it is not part of the operating budget. Discussion was had regarding the money in capital reserves for the dam repair and the necessity of the dam committee to present figures to the budget committee. Laurie Dworak asked about the following policies: that the board can not spend over \$5,000 without the association voting on the spending; overages from the operating budget not spent that go into the capital reserves; and the east shore donations going directly to the dam. All of these "policies" that were set by the board should be written somewhere. It was decided to make a Policies and Procedures page that can be kept on the shared drive in the budget committees folder. Laurie also asked about tweaking the budget to actual report which is provided by the treasurer so that everything is not kept in miscellaneous. There was discussion on more transparency. Angela Buccheri suggested that we have a common spreadsheet for all committees that can be filled in as money is spent that can be shared with everyone with separate tabs for each committee. This would make it easier for the budget committee as well. Angela Buccheri, Kathy Sabo & Laurie Dworak will head up this committee in the fall of 2022 to create a spreadsheet system to use. Laurie Dworak will create a policy and procedures page to be put into the shared drive. Laurie Dworak checked in with Evelyn Passan on some geese related committee points the budget committee asked her to check into. Laurie Dworak checked in with Phil Sabo regarding some properties maintenance by the dam. Laurie Dworak will set up a budget meeting for the association on July 16, 2022 at the pavilion.
- **By-Laws:** Lisa Hober reported regarding the board's discussion about not doing lake testing. She believes that it says we have to do it in the bylaws. If we want to discontinue lake water testing we would need to change the bylaws. This can be found in the current bylaws under lake quality paragraph two on page nine.
- **Dam Committee:** Tim Pelton will give a presentation at the June meeting and will put a blurb in the newsletter.
- **Events:** Angela Buccheri reported that the events turnout in June was a little low. Adult crafts will start this coming Friday, June 24th. A Place Called Hope will be doing a presentation on Saturday, June 25th and Rustic Streets food truck will be at 1st

beach parking lot after the annual meeting on June 26th. Events is strictly using the POALH Facebook page for advertising this year. Angela let board members know that they can produce a QR code in the Google Suites. It was discussed that not everyone can post on the POALH Facebook page. All board members are allowed to post there. Jason Griffing will check to make sure all board members can post on the FB POALH page.

- **Nominating Committee:** Lisa Hober requested Jason Griffing to reply on whether or not he will continue to be on the board so she knows for the upcoming election in August. Lisa will be putting information regarding the nominating process in the newsletter, an email blast and on the POALH FB page.
- **Geese:** Evelyn Passan reported at this time that the geese have seemed to be staying away from first beach this year but have moved to second beach. Nutmeg Farms has been harassing the geese at second beach. Evelyn will ask for volunteers to help harass the geese. She feels the only thing that will work on second beach will be to fence it off but the logistics of putting up a fence at second beach is more difficult. Evelyn will purchase swans and coyotes for second beach to see if that will help. It was noted that it is the beach raker's responsibility to pick up the goose poop. Nutmeg Farms would like to do a goose egg hunt with association members in the Spring to find nests. We need to obtain a waiver for members who live directly on the lake to sign so that we can go on their property to look for nests. Nutmeg Farms will be putting an article in the newsletter every week regarding the geese.
- **Lake Quality:** Corinne Halliday reported that the weed treatment will be held on Monday, June 27, 2022. She posted the warning/information in the kiosks and will be posting signs on trees around the whole lake. Corinne will put signs up on the beaches Sunday evening and put it on the POALH FB page and the Lake Hayward FB Page. Newsletters were also handed out to East Shore residents asking for donations. Stream testing is being done for e coli. Our water clarity right now is very good. This is the last year of our three year permit to treat the lake. The current permit only allows us to treat the lake up to Hillside Road. Hopefully, our next permit will allow us to treat deeper in the north end of the lake.
- **Bio Detention Basin:** Ed Bader reported that John Allegra's bid of \$28,000 was accepted to complete the project. The contract will be signed soon as the whole project has to be completed by July 31, 2022.
- **Playground:** The engineering report came in. Cindy Biancamano can get a copy to any board member who would like to read it. This project is just in the thinking process. Phil Sabo reported that there are improvements/repairs that can be taken care of directly.
- **Properties:** Phil Sabo reported the garbage collection contract with All Waste went up a little bit from \$44,760 to 46,104 for the year. All Waste is willing to pick up the trash on Mondays all year round which will start in September of 2022. After this two year contract is up Phil will talk to All Waste about just having one weekly pickup in the summer instead of two, which would be on Mondays. This price may go up if there is a fuel surcharge when gas goes over \$4.00 a gallon and if the Town of East Haddam tipping fees go up. Phil Sabo further reported that he replaced the knee high guard rail in the first beach parking lot and installed a gate down at the ball field to deter people from dumping stuff there. Phil Sabo was approached by an association member who asked if empty boat trailers could be stored at the ball field. Most board members agreed that this was something that should not be allowed. Phil would also like to institute taking the boats that are left on the racks at the end of the year right to the dump instead of bringing them to the ball field. The board discussed it in length and left the decision up to Phil. Phil also reported that some dead trees were taken down. Hema DeSilva inquired about filling the potholes on Glimmer Glenn. It is on Phil's list to check into.
- **Water Testing:** Lisa Long has been doing the testing and is monitoring the water quality.
- **Other: Newsletter Delivery:** Jeff Conway asked if he could buy the six kids tshirts and Cindy Biancamano gave the go ahead to do so. Jeff is looking for a volunteer to pick up the newsletter on Fridays from Copies Plus.

Old Business

- **Property Encroachment:** Jason Griffing believes that the survey has been completed. Cindy Biancamano will check with our attorney to see if a survey was received.
- **Newsletter:** Cindy Biancamano will check with Nichole to see if she is all set to go.

New Business

- **June Association Meeting Planning:** Cindy Biancamano reported that parking passes will continue to be handed out at the June meeting and has put this in the newsletter. Jason Griffing will print out the sign in sheets. Angela Buccheri cannot be at the June meeting. It was decided to not have refreshments due to Covid concerns still present. Phil Sabo will take care of the setup. The voting paddles will not be utilized at this meeting.
- **Boat Mooring:** Evelyn Passan asked if anyone knew the rules about people mooring their boats in the water and/or putting out their own swimming ropes. Dave Edgington said that any swim lines that are put out need to be approved by DEEP. Corinne Halliday said that any mooring is also regulated by DEEP as you need to fill out an application. The association cannot regulate it.
- **Away Notice on Emails:** Kathy Sabo asked if board members could utilize the away notice on their emails so we know who is not available or reading their emails when they are on vacation.

Evelyn Passan made a motion to adjourn the meeting. Phil Sabo seconded. All board members present agreed (9).

The meeting was adjourned at 9:02 pm.

Next board meeting will be a hybrid meeting on Tuesday, July 19, 2022, at 7:00 pm at 72 Ridgewood Rd., East Haddam, CT and via a Google Meet.