

POALH Board of Governors
Meeting Minutes
August 15, 2022

The hybrid meeting was called to order at 7:01 pm by Corinne Halliday at 24 Glimmer Glenn, East Haddam, CT & Google Meet..
Board members in attendance in Person: Hema DeSilva, Dave Edgington, Jason Griffing, Corinne Halliday, Kathy Sabo & Phil Sabo
Board Members Present Virtually: Cindy Biancamano, Angela Buccheri & Evelyn Passan (7:07 pm)
Association Members in attendance in Person: Peggy Krempecki - Treasurer, Laurie Dworak - Budget Committee Chair, Lisa Hober - Nominating & By Laws Committee Chair
Association Members in attendance Virtually: Nancy Kavanaugh, Mike Rocheleau (7:34 pm)
Public in Attendance in Person: Ed Bader - Tax Collector

Minutes: *Phil Sabo made a motion to accept the minutes of the July 19, 2022, board meeting. Dave Edgington seconded. A vote was held. All board members present agreed (9).*

Public Comment: Lisa Hober referenced an email she sent to the board on August 3rd citing misinformation on the website via the East Shore Gazette. It was noted that everything that goes on the website needs to be vetted through the communications chairperson (Jason Griffing) and this was not. Jason will contact the webmaster to take it down.

President's Report: Cindy Biancamano reported that Peggy Krempecki has resigned as of September 30, 2022 as treasurer.

Financial Reports:

- **Tax Collector:** Ed Bader reported that \$196,000 has been collected which is almost 94% of revenues on the levy. There are about 25 people who have not yet paid. This is about usual. The collection process will start in November.
- **Treasurer:** Peggy Krempecki previously sent out the treasurer reports to all board members. We did receive \$8,000 from the Town of East Haddam. We received \$4,000 from East Shore Donations.

Committee Reports:

- **By-Laws:** Lisa Hober reported that she will be prepared to answer questions at the annual meeting. Jason will send out an email blast reminding people where they can view the bylaw changes they will be voting on.
- **Budget Committee:** Laurie Dworak asked if the financial review would be on the website before the annual meeting. Peggy Krempecki indicated that she just got the draft which will be put up on the website as there are a couple of questions that need to be answered. Laurie also asked the board about an email she sent regarding the budget committee structure. Laurie was concerned about having the treasurer be the owner of the online budget folder on Google Suites shared drive. Angela Buccheri explained that the board owns the domain of the shared drives which the budget folder will be under. It is not owned by a particular person hence why it is in a shared drive rather than an individual drive. The responsibility of the budget shared drive will not be the treasurer's responsibility. It will be the budget committee chair's responsibility along with the president of the association. Laurie also inquired about the monthly cash flow report not being on the website. Peggy Krempecki will make sure it is on the website.
- **Dam Committee:** Nothing to report
- **Events:** Angela Buccheri reported there was a successful golf tournament. The cribbage tournament did not have a lot of people and no one showed up for the teen event. The items purchased for the teen craft will be repurposed to the kid's craft nights. Diane Nelson is running beach games for Lake Hayward Days, Lisa Sobestanovich is running the carnival games and Dave Edgington is running the grill. More volunteers are needed, especially for carnival games. Families were reminded that during the beach games and carnival games that they are responsible for their children. The coffee truck went well.
- **Geese:** Evelyn Passan reported she got the waiver back from Nutmeg Farms so she will have copies printed to hand out at the association meeting. She is still trying to figure out a date for September to invite association members and east shore residents to a presentation from Nutmeg Farms regarding the geese with a question and answer period. People have been playing with and breaking the swans. A blurb will be put in the newsletter and email blast to ask people to refrain from touching them. There was a dead goose on third beach that was tagged. Phil Sabo went online from the information on the tag and reported the goose dead.
- **Lake Quality:** Corinne Halliday reported that she has been in touch with Solitude to let them know that she is not happy with the treatment. She feels the results have been minimal. Solitude will be on the lake August 24th doing the post treatment survey.

Bio Detention Basin: Ed Bader reported the basin has been completed as well as the final inspection by the Town of East Haddam and the DEEP. The project was approved by the association in the amount of \$34,100. The association received a grant from the DEEP for \$16,500. The estimated total cost of the project (still getting some costs in) is around \$33,500. At this time, there are many reports that need to be filed with the DEEP regarding the project that are just a one time report. John Allegra was the contractor on this project and did an outstanding job. A camera was used to scope through the 24 inch pipe to the concrete boxes between the pavilion to see if there were any obstructions. There are no obstructions in the pipe which leads to the lake and there appears to be no deterioration. The pipe itself is 24 inches which was completely exposed so a grate was fabricated to put in front of the pipe so nothing can get into pipe. Small signs will be created to explain the bio detention basin.

The board will be able to approve the signs before they are created. The sign is also part of the grant agreement. A temporary sign may have to be installed before a permanent one gets created. The sign will have MINIMAL verbiage. The area will also be hydroseeded. People will need to stay off of it. A maintenance plan will be devised for the future. Phil Sabo has already talked to the landscaper about the future care of this site. The grant for the bio detention basin is a 319 federal grant which requires us to maintain the basin and continue to educate the community the importance/purpose of the basin.

- **Nominatig:** Lisa Hober reported that Lynn Crisci and Laurie Dworak will be two new people on the ballot for the vote.
- **Playground:** Nothing to report.
- **Properties:** Phil Sabo reported that things are looking good. The portable toilets are looking and smelling good this year. There were some sills around the pavilion that were loose and he buttoned all that up. Since the bio detention basin went in he has been getting quotes for the basketball court and for repaving the basketball court. If we are going to put a fence up then we should repave it first. It needs it. Quotes came in for the paving in the range of \$10,000 to \$23,000. Phil inquired about skin coating also instead of ripping it out. All contractors suggested not doing it as the cracks and divots there now will just appear again. Fencing prices with a gate is \$5,250 or \$12,000 for two sides of 10 ft fencing along the bio detention basin and along the front. The other two sides of the basketball court have woods and a hill. It was asked why there is a need for a gate if it is only has two sides. Because the fence would go right up to the hill and into the woods so it would be difficult to walk around it. The gate is only \$450.00. It was felt if a short opening was left on the front side the basketball would go through the hole. It was noted that the fence might look better if it went all the way around. Phil feels the fence is a must with the bio detention basin there for safety reasons. Jason Griffing asked if a temporary six foot chain link fence against the bio detention basin could be installed. It was noted that there is very little space between the basketball court pavement and the bio detention basin. Discussion took place about where to get the extra money to get this project done. There is \$7,000 right now in capital reserves for resurfacing. It was decided that we could get a motion from the floor for this money from capital reserves due to it being a safety issue to resurface the basketball court and a two section 10 ft. fence. Year round garbage pickup will be changing from Friday's to Monday's after labor day weekend. Chris of All Waste will be notifying customers by putting a notice on every garbage can & Angela will put it on the FB page. Evelyn Passan would like to have ceiling fans put in the pavilion.
- **Technology:** Evelyn Passan would like to step away from doing technology. Evelyn also asked that the POALH Facebook Page not allow posts to be shareable. Angela took care of it.
- **Water Testing:** Phil Sabo noted that we have had hot weather and no rain and we have not had any closed beaches. He still believes that testing the water is not needed. It was brought up that it is in the bylaws, but may be questionable whether it is required to be done. Other board members still feel we need the testing. The board would not make this decision but put it to a vote of the association.
- **Other:** Nothing.

Old Business

- **Property Encroachment:** Our surveyor has been given a copy of the property owner's survey and is reviewing it. Once the review is done he will meet with us as soon as he can.

New Business

- **AirBnB & VRBO:** Dave Edgington reported that from what he can see there are five cottages here at the lake utilizing those services. Section 15 of the Charter states that no building or structure shall be used for any business or commercial purpose without the approval of $\frac{2}{3}$ of the total membership of said association voting at a regular or special meeting duly warned. Dave feels that renters of these properties are being loud and disrespectful. He feels these cottage rentals are a business. The board needs to be aware of this situation as it will get worse down the road. Corinne Halliday mentioned that this has come up in front of the Town of East Haddam as well and she will look into what the rules are to begin with. It was mentioned that these rentals may not be an actual business. Perhaps we could have some kind of an agreement setup between the association and the association member who plans to use their house as such. The only method right now we have to deal with this problem is to call the police if people are not respecting the rules. We can try to regulate it moving forward but may not be able to stop it. Cindy Biancamano will try to speak to the owner in question. It was noted that we can impose a \$100 fine if the rules are broken.
- **Memorial:** A young couple of our lake community recently lost their newborn baby. The family would like to start something in this child's name for the playscape refurbishment. Phil Sabo noted that nothing will be done with this playscape for a few years and it could be a significant cost. Phil Sabo will try to come up with something and speak with the family regarding options.
- **August Associaton Meeting Planning:** No food/coffe will be served. Phil is setting up 8:30 am with Dave Edgington. Carolyn Kress is coming with the parking passes. Kathy Sabo has the ballots for voting as well as voting paddles, extra voting registration forms and property owner information sheets. Motions to be presented by the budget committee would be to approve the operating budget and approve \$29,500 for the dam. A motion will be made by Laurie Dworak to change the meeting agenda so the dam presentation can go before the budget presentation as soon as the meeting is called to order after Cindy Biancamano does her beginning.. The nominating committee chairperson and committee would collect and count board vote ballots if needed (if there are nominations from the floor). The nominating committee chair will make the motion to accept the ballot as presented if there are no nominations from the floor. The bylaws committee chair will present a motion to accept the bylaw changes as proposed. Phil is asking for a motion from the floor. Corinne Halliday will pass the microphone. Don Biancamano will count the votes and Phil will find another vote counter.

Phil Sabo 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, September 19, 2022, at 7:00 pm at 72 Ridgewood Rd., East Haddam, CT and via a Google Meet.