

POALH Annual Meeting Minutes
August 21, 2022

The meeting was called to order at 10:00 am by Cindy Biancamano at POALH Pavilion, Lake Shore Dr, East Haddam, CT.

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

Board Members Absent: Angela Buccheri

Association members in attendance: Peggy Krempecki – Treasurer. A quorum for the meeting is constituted with over 40 voting members present.

Public Present: Ed Bader – Tax Collector, Tim Pelton – Dam Committee Chair

Opening Remarks: Cindy Biancamano welcomed everyone and reminded members to check the schedule for Lake Hayward Days events. Members were reminded to raise their hands to speak and state their name and address.

Minutes: *A motion was made, seconded and passed to waive the reading of the June 26, 2022, association meeting minutes. A motion was made, seconded and passed to accept the June 26, 2022, association meeting minutes.*

Motion: *Laurie Dworak made a motion to amend the agenda to have the Dam Committee present before the budget committee presents. Mary Laporte seconded the motion. No Discussion. There were none opposed and no abstentions. Motion carries.*

Financial Reports

- **Treasurer:** Peggy Krempecki reported that the 2021-22 year had a small balance remaining. The 2022-23 fiscal year is starting out well with a majority of the tax receipts coming in and the \$8,000 reimbursement from the Town of East Haddam. If anyone has any questions on financials, please email the treasurer.
- **Tax Collector:** Ed Bader reported that there was 100% collection of taxes last year. This year we have collected 96% so far. Ed thanks all those who have paid their taxes.

Committee Reports

- **Dam:** Tim Pelton laid out an action plan and timeline for the association to consider moving forward on. For DEEP and the Army Corp of Engineers to begin their review and permitting process for any dam repairs, they need to see a completed set of engineered construction drawings from a professional engineer outlining the scope of repairs to be made. Later at this meeting the membership will be asked to approve investing \$29,500 to initiate the dam repair project. This amount covers the engineered drawings and the Deep/Army Corp permit applications. The timeline to prepare the engineered drawing is 90 days which brings the project design phase to near the end of 2022. DEEP and the Army Corp estimates it will take them 10-12 months to review, analyze, and potentially approve the project. Short answer- not much happens in 2023. It is likely that the 2023 POALH annual meeting will occur without a dam repair construction permit approval in place. The contractors have taken the realistic position that without DEEP/Army Corp approval and funding in place, they will not put the project on their 2023 schedule. Hopefully the permits for the repair project will be approved at the end of 2023. In the summer of 2024, three contractors will be asked to re-bid and provide price quotations including labor, cost of materials and timeframe to complete the dam repair work per the engineered drawings with the work to be done in the spring of 2025. Why the spring of 2025? For a contractor to build the project into his schedule there needs to be assurance that the funding is in place. In the event the association should elect, for whatever reason, not to fund the project at the August POALH 2024 annual meeting, the contractor would be unable to replace the dam project with another project on short notice. An advantage to this extended project timeframe is that it affords the budget committee more time to set aside dam repair funding in the capital funding account. An interesting observation by another dam committee member, with the current drought both dam spillways are dry but there is leakage running under the western spillway into the two western culverts. There is another player in the dam repair mix. The town of East Haddam. There are four vertical stonework walls adjacent to culverts on either side of Haywardville road. They are owned by the Town, and all are in need of repointing. Additionally, there is rain water runoff coming off Haywardville Road eroding both of the northern vertical headwalls of both the east and west spillways. That water needs to be diverted using road curbing, catch basins, or grading. A member of the dam committee has had a preliminary discussion with the public works department and their recommendation is that they will explore

undertaking their work once the repairs to the dam have been made. Lastly, I have reached out to the fire department to explore the installation of a dry fire hydrant as part of the dam repair project. A dry hydrant is a pipe extended into the lake from the dam by which the FD can draw water out of the lake for fire suppression purposes. That concept is on hold until the dam repairs project gains more traction.

Questions/Answers: **Q** - It was questioned on whether the dam is actually a dam or more of a spillway and whether the lake level will go lower than it already is. **A** - The State of Ct identifies the barrier at the end of the lake as a dam with an assigned dam number. The lake will probably not go lower than it is right now but the challenge is a big storm when there is torrent of water forcing through the spillways & culvert. This is a maintenance project. **Q** - Do we own the dam? **A** - The association owns the dam to the best of our knowledge and could be easily confirmed. **Q** - What is the risk to us being liable if there is damage from water going down stream. **A** - The dam is not near imminent failure. This is a proactive maintenance issue. **Q** - How does the Town of East Haddam become involved in our time frame to the dam repair. **A** - Right now the town's answer is when the dam repairs are done, call us. It will probably be in 2024. **Q** - Once we get the ok from the army corp of engineers is there a time limit to that - does it expire. **A** - Not to the best of our knowledge. **Q** - Is there anything being done about the DEEP environmental impact study that was mentioned at the last meeting. **A** - We submit the permit to DEEP and then they roll out whatever their protocols are. **Q** - When was the dam built and when was the last repair done. Also, history on the vegetation around the dam. **A** - The dam was built around 1862. Repairs on the dam are sketchy as there are not a lot of records of it in Hartford. Vegetation was removed on the earthen part of the dam and in front of the dam per the dam inspection report. The vegetation has now grown back and may need to be dealt with as part of this project. **Q** - Money from the town. **A** - The Town of East Haddam has set aside money to be used towards the dam repair project in the amount of \$30,000 so far. There are also grants that can be pursued once we get the green light for the project. We are too small to get on the CT Bond Commissions radar. **Q** - What is the anticipated cost for the repairs. **A** - It is a challenge to quantify it right now. When the contractors initially looked at the project their unofficial quote was 125k and each one stipulated independently that the number will go up as soon as we have the detailed plans. As time goes on the cost of materials will likely increase. The dam committee will work with the budget committee to focus on a projection of what it might cost. **Q** - Does the Association ever do a special assessment to cover the cost of a project this size. **A** - We need to really know more before that question can be answered. **Q** - When the plan is approved how long is it good for **A** - The long time line will allow us to work with the budget committee to isolate a little bit of money every year so when we get to the capital budget in 2024 for payment in 2025 there will be a big chunk of money there. **Q** - Why do we need plans and DEEP approval for repairs. How big a deal is this. Is this project necessary? Why does DEEP need to approve this if we own the property? **A** - State law says that DEEP has to approve the permit. **Q** - DEEP has control of every structure to protect those who have water rights around it and to protect people down stream from flooding. Every property owner has the responsibility to maintain their structures. The spillways that channel the water need repairs. The spillways are part of the dam. The spillways are failing. The work needs to be done. **Q** - If the spillway goes, will the lake go lower than it is now. **A** - It is an appropriate analogy to say that the dam is the cork in the bottle. **Q** - Another thought is if our insurance requires us to get another inspection and it fails that we may not be able to be insured **Q** - How much water is in the spillway between the original earth dam and the current one. Is that old earth dam part of this project **A** - No that is not part of the project. **Q** - How are we going to pay for the repairs **A** - We have some money coming from the Town of East Haddam. We will pursue state grants. The association owns the dam so members of the association will be assessed. The residents on the East Side are being solicited to give money as well.

Financial Reports (Cont)

- **Budget: Presentation of 2023-2024 Budget:** Laurie Dworak, budget committee chairperson, reported the committee met nine times in June & July meeting with committee chairs and individuals responsible for specific line items in the budget. The objective was to evaluate the requested budget amounts and additionally considered capital items for recommendation. The association did receive \$11,000 from the Town of East Haddam toward lake quality. The capital project discussed was mostly funding the dam repair project.
 - o **Motion:** *Laurie Dworak made a motion to approve the 2023-24 POALH operating budget of \$223,100 as presented by the budget committee and approved by the board of governors. Lisa Hober seconded the motion.*
 - o **Discussion** - None
 - o **Vote:** *A vote was held on the motion to approve the operating budget of 2023-2024 in the amount of \$223,100. There were none opposed and no abstentions. The motion to approve the budget carries.*

Laurie Dworak further discussed funding the dam repair drawings and permitting by DEEP and the Army Corps of Engineers. Funding this will let us know what truly needs to be done and what the costs will be. When we get all of the permitting back and information from DEEP then we can go to our construction people to give us a number. Three years ago the association voted to put \$10,000 in a reserve fund for the dam repair. There is also \$30,000 from the Town of East Haddam toward the dam repair. All the east shore funds total close to \$8,000 that has been put aside to save for this project. This year we doubled the charge for capital reserves that was put into the operating budget. By the time this comes to fruition the hopes are there will be no special assessment and that we will be able to cover the funds for this project.

- **Motion:** *Laurie Dworak made a motion to fund the POALH dam repair drawings as well as permitting by DEEP and the Army Corps of Engineers proposed by the Lake Hayward Dam Repair Committee for \$29,500. Lynn Crisci seconded the motion.*
- **Discussion -** Len Gagne asked if the drawings are only for the spillways or is there anything included in the drawings concerning the headwalls and the dredging of the dam. Tim Pelton replied it would include everything but dredging. Len further asked why we should pay for plans for the town. Tim replied we need to show the town what needs to be done. The town has already given us \$30,000 towards the repair. Paula DeSilva asked people to go to our elected officials to ask for more money. Laurie Dworak stated we will know more once we get the plans so they are necessary. Mike L. asked to have a sample letter to send to elected officials. Carrie Eckert asked for money totals on what the budget committee has set aside for this project. Laurie Dworak stated that right now all of the capital reserves are not allocated towards the dam. Capital reserves is our savings account. Over the last four years the association has been putting money in there for unforeseen issues for repairs of all of our properties. Over the last couple of years there has been a concerted effort to fund the dam repairs from our capital reserves and not a special assessment. If something comes up though that needs to be repaired or done it will be taken care of. Right now there is \$10,000 in an allocated fund for the dam. The east shore has given \$11,760 towards the dam. The Town of East Haddam, which will be a reimbursement, has given us \$30,000. The \$29,500 motion that is on the floor right now will be allocated towards the dam specifically for prints and approvals. There will be no other action until it comes back to the membership for construction repairs.
- **Vote:** *A vote was held on the motion to fund the POALH dam repair drawings as well as permitting by DEEP and the Army Corps of Engineers proposed by the Lake Hayward Dam Repair Committee for \$29,500. There were 8 opposed and no abstentions. The motion carries.*

Reports of the Board of Governors

- **President:** Cindy Biancamano reminded members to pick up their parking passes from Carolyn Kress. Cindy called upon members to volunteer for the following: treasurer, events coordinator, technology. Night at the Races will be held on Thursday.

Committee Reports (continued)

- **Nominating:** Lisa Hober, nominating committee chair, presented a ballot of two incumbents, Evelyn Passan - 1st beach rep; Dave Edgington - 2nd beach rep and two new runners, Lynn Crisci - 3rd beach rep; Laurie Dworak - rep at large. Lisa asked if there were any nominations from the floor. There were none.
 - **Motion:** *Lisa Hober made a motion to elect these four candidates for their associated terms. Corinne Halliday seconded.*
 - **Discussion:** Bill Taylor asked the nominees to stand and speak a little about themselves. Each candidate introduced themselves.
 - **Vote:** *A vote was held on the motion to elect these four candidates for their associated terms. There were none opposed and no abstentions. The motion carries.*
- **Events:** Evelyn Passan stated Lake Hayward Days start on Monday. Volunteers are still needed for carnival games. Event changes will be listed on the official POALH Facebook page. A new events chair is needed for next year. There will be a food truck & Savage Brothers Band on September 4th which is being hosted by Linda Abel. Phil Sabo had a fantastic summer with Kiddie Bingo. Diane Nelson asked for volunteers for beach games and carnival. The carnival games will be \$5 per child. Dave Edgington is running the kitchen for Lake Hayward Days. They will be cooking from 12-5 pm.
- **Lake Quality:** Corinne Halliday reported that our Watershed Management Plan has gotten verbal approval. We are waiting on the written approval. The plan came in under budget. It was estimated to cost \$15,000 and it came in around \$10,000. The plan was instrumental in getting the \$16,500 grant to help pay for the bio

detention basin. This year we received money for the dam from the Town of East Haddam in the amount of \$15,000. Our yearly expense stipend from the Town of East Haddam went up from \$8,000 to \$11,000. There will be a boat on the lake on August 24th to do a post weed treatment survey to tell us how the treatment did this year. The bio detention basin has been completed and is not for recreational purposes. Thank you to Ed Bader and John Allegra for completing this project.

- **Geese:** Evelyn Passan reported there are 60 geese hanging out. About thirty of them are residents of the lake nesting here. The other 30 are flying in from somewhere else. Ropes and swans are not working. Dogs help a little. Evelyn feels the only thing that will work will be a mesh fence all around. Evelyn asks members to harass the geese. Remote control speed boats are good for getting them to fly away. In the spring there will be an Easter goose egg hunt where we walk properties and try to find the nests. Nutmeg Farms only has permission to go on association property. If you are a member with lakefront property there is a waiver Evelyn would like you to sign to give permission to go on your property to look for nests next Spring. Evelyn is coordinating an informational meeting in Sept or Oct from Nutmeg Farms. Through discussion members asked/stated: What is done with the eggs? The eggs from the nests are replaced with wooden eggs and each egg is then registered with the DEEP. The eggs do not hatch when an adult is not sitting on them; Bill Taylor suggested that putting up a line across the beach with consistency helps.
- **By-Laws:** Lisa Hober, bylaw committee chair, reported that the committee reviewed the bylaws and submitted a draft of revisions that the board approved. The draft was mailed out before May 1, 2022 to the membership, posted in the kiosks, posted on the website and put in the newsletter.
 - **Motion:** *Lisa Hober made a motion to accept and vote on the proposed bylaw changes. Lynn Crisci seconded.*
 - **Discussion:** None
 - **Vote:** *A vote was held on the motion to accept and vote on the proposed bylaw changes. There were two opposed and no abstentions. The motion carries.*
- **Properties:** Phil Sabo reported garbage pickup will start to take place year round on Mondays beginning in September. A notice from the garbage company will be given to each homeowner to notify them of this change. The second pickup in the summer will be on Fridays. The portable toilet cleaning company is doing a great job. The docks were locked this summer to deter people from unhooking them and then floating away. This seems to be working. The bio detention basin has gone in but there are a couple of things that need to be addressed with this project completion. Phil is proposing to put up a fence on two sides of the basketball court. One side by the bio detention basin so balls and people do not fall into the basin. And along the front of the court so balls do not roll into the parking lot. It is a safety issue. The fence will be 10 feet high just like the tennis courts, only two sided with a gate on the front side. Phil received two quotes for the fence in the amounts of \$5,300 and \$12,000. To go all the way around the court with a fence it would be \$19,000. Phil further reported that the association has already allocated \$7,000 in capital reserves to resurface the basketball court. Phil would like to resurface the basketball court then put the fence up. The \$7,000 that is allocated will not cover the cost of the resurfacing. He has received four quotes for resurfacing in the amounts of \$10,500, \$14,000, \$18,500 and \$24,000. Phil is looking for another \$10,000 to be allocated from capital reserves to get this project done. When the bio detention basin went in, the association allocated around \$34,000 to fund that project. The State of CT will be giving us \$16,500 towards that project. That money will go into capital reserves. Phil asked for a motion to allocate \$10,000 from capital reserves to complete this project.
 - **Motion:** *Larry Lusardi made a motion to allocate \$10,000 from capital reserves for the basketball court project. John Gilmore seconded.*
 - **Discussion:** Dan Andrews asked about putting a gate on a two sided fence and if the funding is to put in the fence and the resurfacing of the basketball court. Phil indicated that a gate enables easier entrance for maintenance and access. The funding is for both. The fence will be 10 feet just like the tennis courts. The resurfacing of the court will be the same footprint that is there now with a fence on two sides. The total project should come in around \$15,800. The extra \$1,200 gives a little wiggle room. If it is not spent it goes back into capital reserve. Phil is looking for \$17,000. \$7,000 is already allocated. He just needs another \$10,000.
 - **Vote:** *A vote was held on the motion to allocate \$10,000 from capital reserves for the basketball court project. There were two opposed and no abstentions. The motion carries.*
- **Merchandise:** Kathy Lafland reported that the LH merchandise has switched to an online store. They are holding a logo contest which will be voted on by the membership. They will have things in the store for

Christmas. If you would like something created please let them know and they will try to create it. The store makes just enough money to support the website.

Old Business

None

New Business

- **Thank Outgoing Board Members:** Cindy Biancamano thanked Jason Griffing and Corinne Halliday for serving on the board.
- **Board Dinner:** *Lisa Hober made a motion to have the association pay to send the board out to dinner with their significant others. Jeff Conway seconded. There were none opposed and no abstentions. The motion carries.*

A motion was made, seconded and passed to adjourn the meeting.

The meeting was adjourned at 11:45 am.