

POALH Board of Governors
Meeting Minutes
September 19, 2022

The hybrid meeting was called to order at 6:56 pm by Cindy Biancamano at 72 Ridgewood Rd., East Haddam, CT & Google Meet.
Board members in attendance in Person: Cindy Biancamano, Lynn Crisci, Laurie Dworak, Dave Edgington, Evelyn Passan
Board Members Present Virtually: Angela Buccheri (7:44 pm), Hema DeSilva, Kathy Sabo, Phil Sabo
Association Members in attendance in Person: Peggy Krempecki - Treasurer
Association Members in attendance Virtually: Lisa Hober, Jason Griffing, Don Korn
Public in Attendance in Person: Ed Bader - Tax Collector

Minutes: *Dave Edgington made a motion to accept the minutes of the August 15, 2022, board meeting. Phil Sabo seconded. A vote was held. All board members present agreed (8).*

Public Comment: Don Korn wanted to listen in on the encroachment issue. Jason Griffing brought up the idea of having people pay to receive the newsletter. This would cover the cost of printing and delivery. It would be a subscription fee. There would be no fee for the electronic newsletter.

President's Report: Cindy Biancamano reported that we need to talk about board positions. Laurie Dworak will take over the position of vice president. Kathy Sabo asked about Communications, Technology and Events. Cindy Biancamano will do an email blast asking for association members to take on these rolls. Cindy Biancamano will coordinate a date for the board dinner. Cindy Biancamano brought up the topic of property encroachment on Lake Shore Drive. Don Korn brought up an issue he is having with his property. He thought the association was involved with this issue. Cindy Biancamano indicated to Mr. Korn that his issue is a town/personal matter not an association/board matter.

Financial Reports:

- **Tax Collector:** Ed Bader reported that \$203,000 has been collected which is almost 96% of revenues on the levy. There are about 15 property owners who have not yet paid. This is about usual. The collection process will start in November with a demand notice. The property owner pays all the legal expenses. Ed Bader reported that real estate listings do not have a line for municipal tax districts so the tax is generally put under the HOA fee line. This is incorrect. Ed is working on trying to get this remedied. It is a reevaluation year. The new reevaluations should come out in December. Our mil rate is based on what the town assesses. Our grand list will probably go up. This will be applied to the July 2023 tax bills. If the grand list goes up the mil rate will most likely go down.
- **Treasurer:** Peggy Krempecki previously sent out the treasurer reports to all board members. Peggy confirmed that the reserve changes were made to reflect the basketball court resurface & fence from \$7,000 to \$17,000 and the amount of \$29,500 for the dam repair drawings.

Committee Reports:

- **By-Laws:** Lisa Hober reported that she sent the finalized draft to Cindy and will send it to Kathy Sabo as well.
- **Budget Committee:** Nothing to report.
- **Dam Committee:** Nothing to report
- **Events:** No one has stepped up yet to chair events. Angela Buccheri was looking into purchasing a cotton candy machine but has decided against it.
- **Geese:** Evelyn Passan reported she is harassing the geese with a remote control boat. Evelyn believes that next season a fence should be considered to deter the geese from coming up on the beach. The trail cameras are not picking up when the geese are there. Evelyn will try to access the security cameras at first beach. Evelyn has been collecting waivers and will start a data sheet with that information. At present she has about 30 waivers. A reminder to fill out waivers will be put in an email blast. An informational meeting has been scheduled for Sunday, September 25th with Nutmeg Farms for association members to learn about this issue. East shore residents have been invited as well. Right now the speaker may not be able to attend due to a family medical emergency. Evelyn will know more over the next couple of days and may need to cancel.
- **Lake Quality:**
 - **Bio Detention Basin:** Ed Bader reported he picked up the two temporary signs to be put up on Hayfield and the Basketball Court. DEEP lets us know that they would like the sign to say. The money DEEP is contributing comes from EPA under Section 319 of the Clean Water Act. DEEP and EPA are coordinating with each other as to what the signage should say. Ed Bader further reported there are two concrete boxes in back of the pavilion that the storm sewer empties into. The company that cleans the storm sewers for the town does not clean out the concrete boxes as they do not have the proper equipment. Phil Sabo reported that he and John Allegra opened the concrete boxes and measured them. There is maybe 3 inches of sediment there. The boxes are about 6-8 feet. Therefore the boxes do not have to be cleaned right now.
- **Nominating:** Nothing to report.
- **Playground:** The chairperson heading up this committee has stepped down.

- **Properties:** Phil Sabo reported swim lines and docks will be brought in on Saturday, September 24th. Portable toilets will be closed mid October. Phil is getting in touch with the paving and fencing guys to get the basketball court going. Chris from All Waste has given notices to association members regarding the new Monday year round pickup day.
- **Technology:** Nothing to report. Evelyn Passan thought this position should have a new title.
- **Water Testing:** Evelyn Passan noted the water tested bad before the holiday weekend. Then it is not tested after the holiday weekend. She feels in this situation it should have been tested again.
- **Other:** Nothing.

Old Business

- **Property Encroachment:** Cindy Biancamano called our surveyor who is still slated to get together with Mr. Byron's surveyor.

New Business

- **Email Blasts:** Please send all thoughts for email blasts to Cindy Biancamano. Cindy Biancamano will then send the information to Jason Griffing, if he will still continue to do this task.
- **Lake Hayward Days:** Dave Edgington reported that the food for this event was a success. He only lost about \$7.00. As time goes on, school starts sooner and sooner. He noticed that there was a lack of kids this year. He feels that attendance is down because school is starting so close to when Lake Hayward days are scheduled. He would like to see a carnival scheduled before the annual meeting instead of the week after. The board feels that that decision should be left up to the events coordinator. Phil Sabo reported that Ladies Night was a great success but having it the night before a carnival was hard work. It was noted ladies night could be anytime in the season.
- **Security Box with DVR for Cameras:** Dave Edgington asked Phil Sabo if he was able to find out who has the key for it. Evelyn Passan will check with Lee Griffin and Jason Griffing if they know about it or have it. If a key cannot be found the lock can be drilled out and a hasp and a padlock can be put on it.

Executive Session: *Hema DeSilva made a motion to move into Executive Session to discuss filling the treasurer position. Phil Sabo seconded the motion. All board members present agreed (9).*

Dave Edgington made a motion to ask Lisa Hober to fill the position of treasurer for the POALH effective October 1, 2022. Laurie Dworak seconded the motion. All board members present agreed (9).

Angela Buccheri made a motion to come out of Executive Session and adjourn the meeting. Phil Sabo seconded. All board members present agreed (9).

The meeting was adjourned at 8:29 pm.

Next board meeting will be a hybrid meeting on Monday, October 17, 2022, at 7:00 pm at 15 Lookout Drive., East Haddam, CT and via a Google Meet.