

POALH Board of Governors

Meeting Minutes

January 9, 2023

The hybrid meeting was called to order at 7:00 pm by Cindy Biancamano at 72 Ridgewood Rd., East Haddam, CT & Google Meet.
Board Members Present in Person & Virtually: Cindy Biancamano, Lynn Crisci, Laurie Dworak, Dave Edgington, Evelyn Passan, Kathy Sabo, and Phil Sabo

Board Members Absent: Hema DeSilva

Association Members in attendance in Person: Lisa Hober - Treasurer, Corinne Halliday - Lake Quality

Public In Attendance: Tim Pelton - Dam Committee Chair

Minutes: *Evelyn Passan made a motion to waive the reading and accept the minutes of the November 21, 2022, board meeting. Lynn Crisci seconded. A vote was held. All board members present agreed (7).*

Public Comment: None.

President's Report: Cindy Biancamano reported that the surveyors had an appointment scheduled for December 2nd which was canceled and needs to be rescheduled. Cindy Biancamano further reported that she procured a credit card for association use, especially properties. This card has no annual fee with a \$25,000 limit.

Financial Reports:

- **Tax Collector:** Lynn Crisci is the new tax collector as of January 1, 2023. Ed Bader was unable to attend this meeting due to illness. Lynn and Cindy will hopefully be able to meet with Ed Bader next Monday or Tuesday to finalize the transition.
- **Treasurer:** Lisa Hober indicated that she has entered the reports on the Shared Drive for all board members to view. She has begun the process of generating 1099's. Lisa indicated that she would like to use the credit card for payments of certain bills that she is currently using her personal card for. Payment of the stipend for the newsletter person was discussed.

Committee Reports:

- **By-Laws:** Nothing to report.
- **Budget Committee:** Nothing to report.
- **Dam Committee:** Tim Pelton generated a timeline for the dam project which all board members previously received. For 2023 Tim reported that there will be a Dam meeting on Tuesday January 24th with Karl Acimovic, the engineer, to go over the Dam redesign plans. All board members are invited to attend. The next step is to call a Dam Committee meeting in February to update them on the Dam Renovation Plans. There is a target date of April 2023 to submit the authorization permit to DEEP and the Army Corp of Engineers. Tim is hoping for approval from DEEP by midsummer. Once we get the formal approval from DEEP the Dam Committee will reach out to the three contractors to begin to solicit bids to get that ball rolling. The plans should be ready in 2023 and the funding should occur in 2024. The Committee also has to contact the Town of East Haddam to develop an action plan for putting in storm drains, pitching the runoff to run away from the dam and fixing the guardrails. The Committee will contact the town to indicate that we have this project in que and that we have some items that the town needs to accomplish. Dialogue will be with the current director of public works on how to accomplish this mission in an effective and efficient manner. The vegetation removal at the dam was discussed. The decision was left up to the Properties Committee Chair of when to accomplish this task - now or when the dam is renovated. No money has been spent on this project yet.
- **Events:** The board is still looking for an events chairperson. Don Biancamano is booking a band for July 22, 2023. Evelyn is putting stuff on the shared drive. Kathy asked for the event's email password so she can coordinate the events utilizing that email in the interim while we wait for a chair.
- **Geese:** Evelyn Passan reported she chased the geese up until mid December. There are a bunch of geese hanging out on property on Lake Hayward Rd. Evelyn is coordinating with Nutmeg Farms on a good time to do the nest hunt. Nutmeg Farms will do a presentation after the June association meeting. Evelyn has procured a couple of more waivers.
- **Lake Quality:** Corinne Halliday reported the committee is in the middle of doing their town budget work to present documentation to the town to support the funding they give to the three lakes. This is the time to put in capital requests. The committee will ask for \$15,000 again for the dam. Corinne has been in contact with Solitude as the permitting process to treat the lake is starting. The committee would like to extend the permitting to treat the lake up to the boat launch this year. Evelyn Passan stated she believes one of the reasons for having the boat launch is so that emergency vehicles can get on the lake which makes it important to clear the lake of vegetation near the boat launch. Corinne Halliday will have a back up plan with Solitude this year regarding postponing the treatment date of the lake if there is bad weather expected as we should not treat during rain or when rain is expected the next day. We need a good treatment this year. CT DEEP is requiring notice to lakefront property owners and the entire association to be more broad than just putting signs around the lake notifying them of the treatment. It was felt that the Spring Packet is given to everyone so a notice about the treatment can go out that way. Solitude can include a letter in the Spring Packet. The Watershed Management Plan has been approved by DEEP verbally. There will be a permanent sign created for the bio-detention basin. DEEP has given us what the verbiage should be. Corinne will make sure she has board approval before she orders the sign. Corinne talked about getting a smaller version of the bio detention basin on the upper hill of the association to help with the runoff and perhaps getting grants for that project. The committee in the last year has been looking at the streams flowing into the lake which has a lot of nutrients dumped into the lake from animals and septic tanks.

The committee is exploring absorbent booms to try and catch some of those nutrients before they get in the lake. It is important that everyone take care of their septic. The lake last year was crystal clear because of the drought. Evelyn Passan feels the north end of the lake needs to be dredged. Harvesting was discussed but felt it was not prudent as it just spreads more seeds. If that area becomes impassable for boats and it is a state boat launch it was suggested that the state should be responsible for cleaning out that area. The real solution is to get the treatment to the north end of the lake but it must be approved by DEEP which is difficult.

- **Nominating:** Cindy Biancamano reported that we still have not been able to fill Angela Buccheri's board position after asking a couple of candidates. Cindy is starting to formulate the nominating committee for this year. She is asking everyone whose term is up (Hema DeSilva, Kathy Sabo & Cindy B.) to start thinking about if they want to run again.
- **Properties:** Phil Sabo reported all is good.
- **Technology:** Laurie Dworak is the new technology coordinator. Corinne Halliday indicated that she is currently starting to put stuff onto the shared drive. Laurie indicated that there will be standardization going forward with the email addresses and passwords. Kathy Sabo reported that she spoke with Christine Strachan who works on Merchandise asking them to forward their passwords for their email account and Shopify. Kathy also asked them to please start using the shared drive. Kathy will also contact Mike about updating the website.
- **Water Testing:** Cindy Biancamano reported that Lisa Long will continue to do the testing in Summer of 2023.
- **Other:** Nothing.

Old Business

- **Property Encroachment:** Talked about in the president's report.
- **Cold Spring Farm:** It was reported that no decision was made yet. There is a P&Z meeting scheduled for tomorrow night. A decision has to be rendered by January 26, 2023.
- **Newsletter:** Cindy Biancamano reported that the board is looking for a new newsletter person. Cindy will send out an email blast. She has reached out to Jeff Conway to see if he is still working on the hand delivery of the newsletter.
- **Invasive Survey:** Board members in attendance felt that this is a phishing scam so nothing will be done with the email received.

New Business

- **Spring Packet:** Cindy Biancamano is looking for someone to get the spring packet together. She will ask Mike Trocci. Laurie Dworak has formulated a blurb to go into the spring packet about AirBnb/Short Term Rental.

Dave Edgington made a motion to adjourn the meeting. Laurie Dworak seconded. A vote was held. All board members present agreed (7).

The meeting was adjourned at 8:20 pm.

Next board meeting will be a hybrid meeting on Monday, February 20, 2023, at 7:00 pm at 72 Ridgewood Rd., East Haddam, CT and via a Google Meet.