

**Property Owners Association of Lake Hayward
BOG Meeting Minutes
February 19, 2024 - Hybrid Meeting
327 Lakeshore, East Haddam & Google Meet**

Topic	Details	Action/Outcome
Roll Call	<p>Reps at Large</p> <ul style="list-style-type: none"> • Laurie Dworak - Present • Jeff Flynn - Present • Lisa Sobestanovich - Present <p>First Beach Reps</p> <ul style="list-style-type: none"> • Craig Montanari – Present • Evelyn Passan - Present <p>Second Beach Reps</p> <ul style="list-style-type: none"> • Dave Edgington - Present • Chris Popolizio - Present <p>Third Beach Reps</p> <ul style="list-style-type: none"> • Dave Giroux – Present • Julia Schiavi – Present <p>Also Present: Treasurer & By-Laws Committee– Lisa Hober Properties – Phil Sabo Events – Lynn Butler Rental Committee – John Gilmore</p> <p>Public: Linda Abel Unidentified Caller</p>	
Tax Collector	<ul style="list-style-type: none"> • ~\$1500.00 outstanding – representing three homes 	
Treasurer	<ul style="list-style-type: none"> • Property Manager requested account at Tractor Supply and Home Depot 	<ul style="list-style-type: none"> • Treasurer will inquire about opening an account at both businesses
Geese	<ul style="list-style-type: none"> • Jim Ventres issued 30 permits to hunt geese 	<ul style="list-style-type: none"> • Jim Ventres to discuss geese harassment with Nutmeg Farms
Lake Quality	<ul style="list-style-type: none"> • Jeff Flynn to attend town meeting in Corinne’s absence 	<ul style="list-style-type: none"> • Town Meeting 2/24/24 • 7:00 PM
Properties	<ul style="list-style-type: none"> • Beaches <ul style="list-style-type: none"> ○ Three Rakers ○ Phil – 1st beach ○ Dave E – 2nd beach 	<ul style="list-style-type: none"> • Phil to solicit 3rd beach raker in the summer packet

	<ul style="list-style-type: none"> ○ Vacant – 3rd beach – Chris volunteered if no one else comes forward ○ 5 days a week • Porta Potties (PP) – Jansky - owner <ul style="list-style-type: none"> ○ Contract year ○ July 1st – enter into a three-year contract • Lawn Mowing Contract • Contracts 	<ul style="list-style-type: none"> • Contract finalized, board reviewed • President to sign • Four-year mowing contract – Secured in 2022 for 2023 – 2027 seasons • Board to hold Special meeting for financial policies to include Contract process
Dam	<ul style="list-style-type: none"> • Application signed • Submitted to DEEP 	
Events	<ul style="list-style-type: none"> • Lynn Butler has booked multiple bands starting June 14th • Calendar of events has been populated and will additional events will be added once they are finalized 	<ul style="list-style-type: none"> • Carnival will be held Saturday August 17th • Volunteers are needed • Please reach out to Lisa Sobestanovich if you are able to volunteer or if you have questions about volunteering and need more information! <p>secretary@lakehaywardct.com</p>
Rental	<ul style="list-style-type: none"> • Can't regulate other's properties • Can't place a percentage of those that can have a short-term rental (STR) • Can we have STR owners register with the Board of Governors? 	<ul style="list-style-type: none"> • POALH Attorney <ul style="list-style-type: none"> ○ We have the right to regulate businesses ○ We can determine what constitutes a business <ul style="list-style-type: none"> ○ EXAMPLE: rent 10X per year for a minimum of a seven-day rental period.
Tennis/Pickleball	<ul style="list-style-type: none"> • Target Date VT Recreation will begin end of May / beginning of June • Power wash –one day to complete • Maintenance needed every two years 	<ul style="list-style-type: none"> • Need new signage • Need Rules & Regulations • Meet with Pickleball members • Meet with Tennis members

<p>Unfinished Business</p>	<ul style="list-style-type: none"> ● Property Discrepancy ● Code of Conduct (Chris, Craig, Jeff) ● Gift Matrix (Chris) <ul style="list-style-type: none"> ○ How do we pick and choose when we provide a gift for volunteers? ○ Chris sent to the board for discussion ● Lake Hayward sign – South End <ul style="list-style-type: none"> ○ \$3000 approved by the associate and accounted for in the budget ○ Total cost for new sign is just over \$4000 	<p>Property Discrepancy.</p> <ul style="list-style-type: none"> ● Letters sent 2/20/24 <p>Code of Conduct</p> <ul style="list-style-type: none"> ● Chris& Craig created a draft, Jeff assisted. Draft is at 92% completion. Will discuss at March Board Meeting <p>Gift Matrix</p> <ul style="list-style-type: none"> ● All in favor of stopping the practice of extending a gift card to former board members and volunteers <p>Lake Hayward South End sign</p> <ul style="list-style-type: none"> ● Additional cost above \$3000 can be taken from the operating budget, hospitality or properties
<p>New Business</p>	<ul style="list-style-type: none"> ● POALH Strategic Asset Planning ● Formation of Walk Way committee <ul style="list-style-type: none"> ○ Need to identify/locate all walk ways ○ Need new signage on all walk ways ○ All walk ways must be 10 feet wide ● Financial Policy <ul style="list-style-type: none"> ○ Bid process ○ Fiscal responsibility (expenditures) ○ Budget Expectations/Contractual obligations ● Rules and Regulations updates <ul style="list-style-type: none"> ○ Last update was in 2014 ○ Julia offered to review ○ Craig offered to assist 	<ul style="list-style-type: none"> ● Julia and Dave cataloging POALH assets ● .19 acre Lot # 78 on Briarcliff unbuildable – need to continue investigating specifications then determine how to utilize or sell ● Julia made a motion made to form Walk Way committee Chris seconded the motion All in favor – motion carries ● BOG's to formulate the vision and scope of responsibilities of the Walk Way committee

	<ul style="list-style-type: none"> • Financial policies <ul style="list-style-type: none"> ○ Discuss in Special Meeting <p>State Boat Launch</p> <ul style="list-style-type: none"> ○ Evelyn contacted DEEP to determine who is responsible for upkeep ○ DEEP will inspect 	<ul style="list-style-type: none"> • Julia made a motion to update Rules and Regulations <p>Chris seconded the motion All in favor - Motion carries</p>
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Next Board Meeting is Monday, March 18, 2024 – 124 Wildwood