

POALH Board of Governors  
Meeting Minutes  
May 13, 2015

The meeting was called to order at 7:09 p.m. by President Gail Miers at the home of Gary Petersen, 76 Wildwood, East Haddam. Board members in attendance were Cari Eckert, Gail Miers, Jason Griffing, Gary Petersen, Deborah Smith, Bob Sudell and Bonnie Sudell. Also attending were Ed Bader, Tax Collector and Lee Griffin, Treasurer.

Minutes: The minutes of the April 8, 2015 Board Meeting were accepted as presented.

Old Business:

FOI: The FOI complaint was received by the Commission. Our attorneys Pullman and Comley have been retained. Gail reported that the information requested is already on our web page. We have four (4) days to respond to the request. Information requested must be specific and within our jurisdiction and the current FOI complaint is very general in scope. We are not obligated to create lists when information is requested. Our attorneys stated that the existing gmail account set up by Moira Boone is sufficient for our needs for historical purposes, but we should consider getting our own email account with access to/for each board member. Gail will pursue. It was agreed that the pavilion address serves as the physical administrative office where archives are stored.

Property Issues:

Personal Property on Association Property - Third Beach Parking Lot: Our attorneys advised Gail that, in order for them to pursue, the Board must agree to follow through to its conclusion. A motion was made, seconded and passed, for Gail to write a letter to the homeowners, to be sent certified mail, asking them to move the personal property within ninety (90) days, including particulars of the land survey, showing the property on Association land.

Dock: Don Hibbert has provided a certificate of insurance for the dock on Association property. He asked for the agreement to be put in writing. Bob will write a letter with a hold harmless agreement and language that the Association might, at a later date, revoke the right to have the dock on our property.

Tax Withholding Issues: Our attorneys have concluded that we are in compliance with both Federal and CT Labor Law with respect to the four individuals who receive compensation for their POALH activities.

Financial:

Treasurer: Lee reported that two small checks have been received from our attorney and that two payments have been made related to the dredging. The report was accepted as presented. It was agreed that the dredging excess would be used to reduce the 2015-16 mil rate.

Twenty-one Delinquent Accounts: Ed reported that twelve have paid back taxes in full. Nine are still unpaid, including several who have never responded to the attorney. \$43,455 is still owed, not counting two checks received today (bringing the balance to \$38,000). The tax auction will take place June 30, 2015.

Other Tax Matters: There are forty-three (43) open accounts, and two (2) with credit balances. Twenty-nine (29) have not paid in full or have not paid late fees. Ed will send them demand letters, and if they have not paid by June 30<sup>th</sup>, he will place a lien on their property.

Prepayment of Taxes: put on June agenda.

CT Water: They own two (2) pieces of property, but are not being billed for Association taxes. They are, however, paying Town taxes. The Board agreed with Ed's recommendation that Connecticut Water should be billed as are other corporate enterprises that own property within the Association's boundaries. CT. Water does pay town taxes on these properties.

Mill rate: After discussion, a motion was made, seconded and passed to set the mill rate for 2015-16 at 3.5 mills. The new rate will be announced at the June meeting. This reduction in rate from 4 mills to 3.5 mills is due mainly to two factors: the amount of the excess of revenues over expenses from the year 2013-2014 and the collection of delinquent taxes.

Status of Billing System: Per Ed, it is progressing. He is still comparing the Town assessor's records with ours.

Budget Line Item Reallocation: A motion was made, seconded and approved to approve revisions to expenditures as presented by Ed and Lee. A copy of the reallocation is attached to the minutes

Buffer Area Access/Egress: tabled

President:

Swim Program: Gail will review the flyer and letter prepared by Meredith Young for email distribution.

Water Testing Opening: We need someone to collect water samples. We will ask Deb and Don Smith's neighbor Shawn Poole if he is interested.

Eagle Scout Project: One of our members, Jeffrey Soboleski is looking for ideas for his Eagle Scout project.

House Numbering: We will check to see if the Town has an ordinance requiring house numbers to be displayed on the house.

Properties: Gary and Dave Edgington built two additional mezzanines in the pavilion rooms. There will be a work party at First Beach Saturday May 16<sup>th</sup> at 9 a.m. Peter Doyle signed the lawn maintenance contract. Tom Kress volunteered to rebuild the beach signs if we purchase the necessary materials. John Jacoby will help change the lights at the First Beach parking lot. The timers for the tennis court lights will be changed so they don't shine in the neighbors' windows late at night. Gary will be meeting with the beach rakers to go over their responsibilities.

CT Federation of Lakes Annual Meeting: Cari reported that East Haddam is in the new tier of towns that will need to comply with Federal requirements. Road runoff is a major contributor to lake quality and the Town may be required to make changes to existing policies regarding catch basin cleaning, sand removal, etc.

Events: As they become available, Don Smith will be asked to post the names of the bands on our calendar. Bob Sudell will approach Linda Nuzzo and Diane Nelson to see if they will take on the beach games and carnival during Lake Hayward Days.

Garbage: It was suggested that if garbage is left out overnight it should be covered. This will be brought up at the June meeting, either by the Board or from the floor.

Abandoned vehicles: We need clarification on the term “debris” as it relates to vehicles. Cari suggested that we have an opportunity to educate Association members on the Town’s ordinance and zoning laws.

Rules: It was decided that the rules (without the annotations) should be republished in the first newsletter.

The next meeting will be Wednesday, June 24, 2015 at 7:00 p.m. at the home of Bob and Bonnie Sudell, 113 Lake Shore Drive, East Haddam.

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Bonnie F. Sudell  
Recording Secretary

Attachment

2014-2015 Budget vs Actual - No 2nd Beach Dredging					
through 6/23/2015 Using 2014-2015 POALH BUDGET			Reallocated		REVISED
			Lee	Incr (Decr)	2014-2015
Category	7/1/2014 Actual	2015 Budget	2015 Budget	in Budget	BUDGET
<b>PERSONAL EXPENSES</b>	<b>161,881.36</b>	<b>162,000.00</b>	<b>162,000.00</b>	<b>\$ 6,900.00</b>	<b>\$ 168,900.00</b>
Capital Improvements	1,256.62	5,000.00	1,300.00	\$ (3,400.00)	\$ 3,000.00
Communications	7,414.70	3,500.00	7,675.00	\$ 4,175.00	\$ 7,500.00
Events	8,251.05	15,200.00	8,300.00	\$ (6,900.00)	\$ 8,500.00
Legal Fees	1,281.00	0.00	0.00	\$ -	
Financial Review	2,200.00	2,200.00	2,200.00	\$ -	\$ 2,200.00
Insurance and Bonds	29,300.00	22,000.00	29,300.00	\$ 7,300.00	\$ 28,000.00
Lake Water Quality	3,684.84	200.00	3,700.00	\$ 3,500.00	\$ 3,500.00
Promotions	1,478.11	5,000.00	1,500.00	\$ (3,500.00)	\$ 5,000.00
Properties	22,814.86	17,000.00	22,900.00	\$ 5,900.00	\$ 20,000.00
Public Safety	2,421.40	5,000.00	2,500.00	\$ (2,500.00)	\$ 3,000.00
Real Estate Taxes	3,145.46	8,000.00	3,150.00	\$ (4,850.00)	\$ 3,200.00
Stipends	11,000.00	9,500.00	11,000.00	\$ 1,500.00	\$ 11,000.00
Tax Collection Expenses	1,287.15	1,400.00	2,000.00	\$ 600.00	\$ 5,200.00
Utilities	4,526.63	3,000.00	4,550.00	\$ 1,550.00	\$ 4,800.00
Waste Management	43,714.95	45,000.00	43,800.00	\$ (1,200.00)	\$ 44,000.00
Weed Control	18,104.59	20,000.00	18,125.00	\$ (1,875.00)	\$ 20,000.00
<b>PERSONAL INCOME</b>	<b>216,696.85</b>	<b>162,000.00</b>	<b>162,000.00</b>	<b>\$ -</b>	<b>\$ 200,575.00</b>
Donation Received	200.00	0	0	\$ -	\$ 200.00
East Shore Donations	1,575.00	0	0	\$ -	\$ 1,575.00
Interest Income	616.12	600	600	\$ -	\$ 600.00
Other Inc	0	0	0	\$ -	\$ -
Tax Collector Receipts	214,305.73	161,400.00	161,400.00	\$ -	\$ 198,000.00
Tax Collector Receipts:Finance Charge	18,619.68	0	0	\$ -	\$ 13,000.00
Tax Collector Receipts:Lien Fees	1,590.00	0	0	\$ -	\$ 1,600.00
Tax Collector Receipts:Past Due Taxes	26,650.84	0	0	\$ -	\$ 17,000.00
Tax Collector Receipts:Tax Receipts	167,445.21	0	0	\$ -	\$ 166,400.00
Net Difference:	54,815.49	0	0	\$ -	\$ 31,675.00
FOR PURPOSES OF SETTING THE 2015-2016 MIL RATE , PROPOSE USING \$20,000.00 TO REDUCE MILRATE					\$ (20,000.00)