

POALH Board of Governors
Meeting Minutes
September 17, 2015

The meeting was called to order at 7:05 p.m. by President Bob Sudell at the home of Bob and Bonnie Sudell, 113 Lake Shore Drive, East Haddam. Board members in attendance were Cari Eckert, Gail Miers, Jason Griffing, Gary Petersen, Don Smith, Bob Sudell, Bonnie Sudell, Bill Taylor and Adam Thompson. Also attending were Ed Bader, Tax Collector and Lee Griffin, Treasurer.

Minutes: The minutes of the August 15, 2015 Board Meeting were accepted as presented.

Financial Reports:

Treasurer: Lee Griffin reported that he would be sending the financials to our accountant after this meeting. His report was approved as presented.

Tax Collector: Ed Bader reported that 93% of property owners have paid their taxes. Approximately \$11,000 has been received from tax lien sales. As of August 3rd, of the 29 members who received tax collector demand letters for not paying their 2014-15 taxes, 21 had paid and 8 property owner accounts will be sent to collection. (21 went to collection last year.) Of the 10 accounts pre-billed for current year taxes (jeopardy billing) 2 have paid. Ed will send letters to the 8 who remain delinquent, advising them that they will go to collection. Others who have taken 6-9 months to pay their taxes will also receive letters advising them that they will go to collection. Ed has also identified 2 lot owners who have never paid taxes, one since 2006 and one since the '70's. Ed reminded Board Members that we cannot interfere with the tax collection process. Once sent to collection, all communications from property owners must go through the attorney. Ed's report was accepted.

Budget: Ed Bader asked the chairs of the major committees to write a short paragraph quarterly (October, January, April, July) to be put on our website, recapping what has been done in the previous quarter and what is planned for the next.

Annual Meeting Feedback: Ed suggested that committee reports should precede the financial reports, to allow for a better understanding of where our money is being spent. As the order of business is fixed by the bylaws, this change might require a bylaw change.

Committee Reports:

LQIC: The Wesleyan project and the East Haddam Lakes Association Meeting Monday night were briefly discussed.

Properties: Gary reported that the committee met with John Allegra regarding the ramps at Third Beach, but that they didn't have a quote yet. Bill Taylor will organize a work party this fall to clear the brush behind the Third Beach boat racks. Bob will approach the Town regarding additional crosswalks and signage for the crosswalks. Neil Murphy is building boat racks at Second and Third Beach. The First Beach parking lot will be hot sealed and striped in October for \$2,100. The rafts and the swim lines will be brought in October 17th. The "Turtle Crossing" signs will be installed this weekend.

Per Gail, an email was sent to DEEP, indicating that we had complied with their requests regarding maintenance of our dam. Gail will circulate the email to Board members. When possible, we should send DEEP a picture for their files. It was agreed that we should have some sort of barrier across both spillways.

Bill will look into a shed for Third Beach. Kiosks have been ordered for Second and Third Beach. Jason will look into getting new street signs, possibly with reflective paint. Gail's neighbor Ron is looking for resolution for his complaint about his driveway and curb. Gary will send him an email.

Pilgrim Way: no update. Adam will contact Tim Brown, an engineer and POALH property owner, as we anticipate needing engineering expertise.

Glimmer Glen: The initial study hasn't been done yet. Gail will follow up with the Town.

Allegra Driveway/Sunset Road: There is a cable across the end of Sunset Road at this time. Gary will have the area surveyed and either a fence or a gate with access for first responders will be installed.

Little Beach Dock: no update. Bob has not sent a letter to the Hibbert's yet.

Sheds on Association Property: One shed was removed and the other moved. Gary attempted to check to ensure that they had been moved off Association property, but could not find the pins. He will contact Bob Weaver to mark the pins again.

The Board established a timeline of events leading up to the removal of the sheds. As part of ongoing surveying of Association property, the Third Beach parking lot was surveyed on July 23, 2014. Gary reported at the August 16, 2014 Board Meeting that two sheds were on Association property. Information regarding the survey was given by Bob Weaver to property owners at the North end of the Lake before the Board was aware of his findings, and members began asking what the Board was going to do about it. Action was tabled as Gail said that she would talk to the homeowner directly. Gail spoke with their son, asking that the homeowner call her to discuss. At the September 13, 2014 Board Meeting, Gail reported that she had been unable to reach the homeowners, and that emails had not been returned. It was decided that a letter should be written to the homeowners requesting that they move the sheds and Bob contacted Fred Odell for wording of the letter or a referral of an attorney to write the letter. Fred did not reply with any suggestions. At the May 13, 2015 Board Meeting, it was agreed that a certified letter should be sent, through our attorney, asking them to move the sheds. An undated letter from the homeowner was left in the POALH mailbox, stating that, through adverse possession, the land on which the sheds stood was now their property. Our attorney advised us that as we are a municipality, adverse possession does not apply to the POALH. At the August 15, 2015 Board Meeting, it was agreed that our attorney should send another letter demanding removal of the sheds.

FOI Protocols/Email Business Accounts: Gail is still actively working on this.

New Business:

Pavilion Parties: A motion was made and seconded to not allow “for profit events” to be held at the Pavilion, except for Association sponsored events. The motion passed 5-4.

LQIC Composition: Both Adam Thompson and Cari Eckert agreed to be on the LQIC.

It was agreed that Board representation was very important.

Leaf Removal: We will investigate.

Secured Dumpster at First Beach: As parties at the Pavilion over the weekend generate considerable trash, making the area unsightly with so many black plastic bags, Lee will contact All Waste to investigate a dumpster.

Surveys: Electronic surveys will go out from the Properties and Social Committees to all members for whom we have email addresses.

Dog Beach at Second Beach: will be part of the survey.

The next Board Meeting will be Wednesday, November 11, 2015 at 7 p.m. at the home of Cari Eckert, 57 Buttonwood Road, Hebron.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary