

**Property Owners Association Lake Hayward**  
**Annual Meeting**  
**August 17, 2014**  
**Page 1 of 6**

The meeting was called to order at 10:04 a.m. at the pavilion by President Gail Grzegorzczak. Present at the roll call of the Board of Governors were Gail Grzegorzczak, Diane Nelson, Linda Nuzzo, Bob Sudell and Bonnie Sudell. Also present Brenda Armstrong, Tax Collector and Ed Bader, Budget Chair. There were 126 members present.

Introductory Remarks: Bob requested that members wishing to speak use the microphone. Gail reminded members that the meeting was being recorded and to please state your name and lake address before speaking. She requested that members limit questions to the topic being discussed at the time.

Reading and Acceptance of Minutes: A motion was made, seconded and passed to waive the reading of the June 22, 2014 Meeting. A motion was made, seconded and passed to accept the June Meeting minutes.

Financial Reports:

Treasurer's Report: Ed Bader, filling in for Treasurer Lee Griffin, reminded members that the Treasurer's Report for fiscal year 2013-14 was part of the last two newsletters. Revenues exceeded expenditures by \$44,085 and that excess would be used to reduce revenue requirements two years out.

A question was asked as to whether we had an independent financial audit each year. Ed responded that we did not have a yearly audit, but a yearly financial review by Bowman, Monaco & Black, as required by our Bylaws. This latest Accountants' Review Report is posted on our website. There was a question from Mr. Wamester that the report was not complete, in that the accompanying notes were not published. Ed stated that the full report would be posted on our website and offered Mr. Wamester a copy of the report. There was continued concern expressed that the financial health of the organization could not be determined when we reported on our operating budget only, when we had just undertaken the pavilion project. Ed replied that the pavilion project had been approved at a special meeting two years ago and that the upcoming financial review would address the concerns. Questions continued regarding the proposed dredging project, which Ed replied would not be capitalized. He stated that, when we considered special projects, they were voted on separately from the operating budget.

A member stated that POALH had been carrying excessive reserves for many years and she understood that we had been attempting to get reserves to a more reasonable amount. Ed stated that he had been chair of the Budget Committee for three years and that when he started, we had reserves close to \$300,000. He, together with the Board and committees, have attempted to better manage the budget and identify specific allocations for the reserves. As we were substantially underinsured when the pavilion burned, the \$190,000 needed to rebuild was available.

Mr. Wamester reviewed the report Ed had given him and said that the additional commentary was not in the report. Ed replied that he would get the information requested to Mr. Wamester after the meeting. After reviewing the reports he had, Ed discovered that they did not all contain the additional notes. He gave Mr. Wamester his copy with the commentary.

A member asked what our reserves were at this time. Ed replied that, after \$147,000 collected in tax revenue since June 30<sup>th</sup>, our reserves were (as of August 11<sup>th</sup>) \$249,000. Most would be used to fund the operating budget for 2014-15.

A motion was made, seconded and passed to accept the Treasurer's Report as presented.

## **POALH Annual Meeting, August 17, 2014, p. 2 of 6**

Budget Presentation and Vote for Fiscal Year 2015-16: Ed acknowledged the members of the Budget Committee, who included Roland DePratti, Larry Lusardi, Kim Jonah, Dave Edgington and Gail Grzegorzczak. He reminded members that the committee, which started working in May, were budgeting two years in advance, and even farther out for capital expenditures. They worked with those responsible for individual budget line items, including committee chairs and the Board to create a realistic budget. Ed reminded members that we allocated some reserves at last year's Annual Meeting for Lake Quality Improvement, and approved a revolving fund of \$5,000 for promotional items. For the current budget, a \$10,000 contingency fund was approved, that the Board could spend if they needed it. They did not need it, but it is included in this year's budget also. The Memorial Fund Reserve, although still tracked, was rolled into the unallocated reserves. This year we are asking for a \$65,000 in Lake Quality Improvement, which would be almost enough if we needed a full treatment of the Lake. We are asking for a \$15,000 contingency for weed treatment, continuation of the revolving fund for promotional items, \$10,000 for Properties, with the unallocated reserves at \$45,000.

The Board is recommending a special project to dredge the Second Beach boat launch channel at a cost of \$38,000. The budget committee recommends funding it from the 2013-14 excess, with the remaining excess to reduce the 2015-16 budget. This project will be voted on separately.

Ed talked about the mil rate and the effect various changes and projects would have on it. If things stay as they are, the mil rate would be 4 mils for 2015-16. Several factors influence the mil rate. If the Association turns down the dredging project, the whole \$44,000 would be used to reduce the mil rate. The rate of uncollected taxes is also a factor. Right now we have about an 85% rate of payment. It behooves everyone to pay their taxes on time to avoid the 1-1/2% per month interest – 18% per year. If we were to have a substantial change in the grand list, that would also affect our mil rate.

Ed asked if there were any questions on the budget. Dan Andrews asked if the dredging project was part of the budget. Ed replied that it was not part of the operating budget, but would be voted on separately. There was also a question as to where funding for promotional items came from. Ed replied that it was part of the reserves, and that as items were sold, the money went back into the reserves.

A motion was made, seconded and passed to approve the budget as presented. Ed remarked that he would be happy to answer any additional questions regarding the budget after the meeting.

### Reports of Committees

#### Lake Quality Improvement Committee(LQIC):

Permit to Discharge Drawing: Felicia Tencza reminded members of the importance of septic maintenance on lake quality. Members of the POALH as well as residents on the east side were encouraged to make a copy of their permit to discharge to enter in a drawing for \$200 and a refund of the permit fee of \$30. Victoria Engelhart won the drawing. LQIC plans to continue the drawing at the Annual Meeting each year.

Felicia commented that the LQIC was made up of members from both sides of the lake, and that residents from the east side had contributed in excess of \$2,000 towards lake quality improvement.

Pilot Project to Suction Dredge the Boat Launch: Felicia began her presentation by explaining that one of the goals of the LQIC was to maintain the lake's recreational quality. Having a healthy lake, with beaches and an accessible boat launch are important parts of the equation. She pointed to the very successful weed treatment in June, focusing on the north end, the northwest shore, the lagoon and the south cove. We used a contact chemical, rather than systemic, and results were apparent in about ten days. The north end showed the most improvement from this treatment.

Felicia explained that the committee interviewed four vendors who specialized in suction harvesting, and selected a Connecticut vendor for the proposed project. She said that suction harvesting should not be confused with hydro raking, which was done in the 90's, and which involved raking out the tubers. The proposed project would suction dredge an area about 20' wide by 200' long at

### **POALH Annual Meeting, August 17, 2014, p. 3 of 6**

The Association boat launch. This area was chosen as it has become so shallow and muck filled that launching boats was very problematic and access to the handicap boat launch was difficult. She stated that dredging this area would be a benefit to the Association and would allow us to evaluate the technique to see if it would be beneficial in other areas. This project would not harm the lake in any way, and would, in fact, remove phosphorus and nitrogen (food for algae) from the lake. The fish would not be harmed as they would hear the equipment and get out of the way. The project would be done after the lake season.

A motion was made to suction dredge an area approximately 20' wide by 200' long at the boat launch at a cost not to exceed \$38,000, with funding to come from the 2013-14 excess. The motion was seconded. Mary LaPorte had several questions. She was concerned about the muck attracting flies. The muck would be pumped into permeable sealed bags, allowed to dry, then hauled away. Mary also asked how Felicia saw us going forward, if the project was successful. Felicia said that the private waterfront owners were already in contact with the vendor to evaluate use of this technique on their waterfronts. Tim Pelton was chairing that aspect of the project. If the pilot project at the boat launch was successful, we would evaluate to see if it made sense to try to do the same at the three major beaches. Pete Paschke said that the term "pilot project" made him nervous and asked what the difference was between hydro raking and suction dredging. Felicia replied that hydro raking uses tines similar to a rake to pull debris up to deposit on the shore. Suction dredging uses an auger similar to a snowblower that rotates, sucking the material up and depositing it into a closed tube, which pumps the material to shore, where it is deposited in a permeable bag. Suction dredging pulls everything up while hydro raking gets less material. She said that we are calling this a "pilot project" because it is a new technique for us, but that it is a well established method. She stressed that this will not replace herbicide treatments. The committee researched various methods of muck removal and talked with people in the business who recommended this technique and vendor. The US Army Corps of Engineers gave CT DEEP a permit allowing this type of project, and nothing further was required by the Town of East Haddam. No money was involved in the permitting process. There was a question as to whether this project would result in a parking area for larger boats. The intent is to increase the depth of the channel going out into the lake, and not to increase the depth in the lagoon area. Bob Sudell said that the Properties Committee was investigating the possibility of adding additional docks at all three beaches to accommodate the increase in boats over the last few years. A member asked if the committee had considered hydro raking. Felicia replied that they had looked at hydro raking, but the method would not remove the muck and would fragment the plants it raked, spreading them.

A question was raised as to the persistence effect of this treatment. Felicia explained that there are two sources of muck in the lake. She explained that the worst source was anything from road run off and storm water drains and that, if you looked at the storm water drains closest to the lake, they all had sandbars. This was a result of sanding the roads and not having enough land between the roads and the lake to divert the water and allow the sand to settle on the land. The second source of muck in the lake was the natural evolution of plants dying and leaves falling. She said that it was estimated that each year there was approximately 1/2" of natural buildup. A member asked if the price would increase if we waited until next year. Felicia said that the longer we waited, the bigger the problem would be, and we would pay more for the dredging itself as well as hauling the debris. The same member asked what the estimated rate of return of plants was. Felicia replied that we had several feet of muck, and that, based on natural buildup of 1/2" per year, the committee expected a good rate of return. Another member, who had difficulty launching his hobie cat from the boat launch for many years, asked specifically how deep the committee expected the channel to be after dredging. Ed Bader replied that according to sonar mapping, the channel bottom, although not consistent, was at least four (4) feet deep. Felicia remarked that the ramifications of doing nothing would result in our boat launch suffering the same problems as the State boat launch on the east side, where boats get stuck launching. There was additional discussion regarding the overall depth of the lagoon shrinking and the decreased depth of the areas where swim rafts were placed.

## **POALH Annual Meeting, August 17, 2014, p. 4 of 6**

A member asked if there had been any thought given to preventing sand from getting into the water. Felicia replied that several years ago the Town of East Haddam had a planning grant to study the inflows and document the problem. Unfortunately, the solutions were very expensive. Another member asked if, after the dredging, we would open the boat launch up to other than POALH members. The boat launch would remain for Association members only. A member asked specifically when the project would take place. Felicia replied that they could not enter into a contract until the project was approved, after which it would be scheduled. The goal would be to have it done this fall. The same member stated that, with the advent of bigger boats, there should be a horsepower limit on the electric motors. Felicia replied that it was really a speed limit issue and concerned members should form a committee. A member asked if the committee had looked at other options, including getting easements from shore line homeowners with deeper water. The committee had looked at other options, but not easements. Bob Sudell commented that maintenance of the boat launch enhanced the recreational value of the lake, and that, if successful, other projects would be considered. Another member stated that accessibility to the water, especially at the handicap boat launch was very important. A member questioned how the committee came up with the not to exceed \$38,000 figure when there was so much uncertainty as to what they would find. Felicia directed all to the proposal from the vendor on our website, explained the 10% contingency included in the figure; and reiterated that there was no permitting fee; the muck would be tested while it was still in the water; the debris would be dry when removed to a quarry. A motion was made, seconded and passed to move the vote.

Gail was interrupted as she attempted to vote on the motion by a member questioning who was eligible to vote. She replied that all those who had registered and had name tags could vote. Dave Edgington reminded members that we had previously authorized \$200,000 for repairs to the tennis courts by a hand vote. A member attempting to change the vote to a ballot was declared out of order. He persisted that, under Robert's Rules of Order, if one person asks for a ballot, it must be considered. A motion was made, seconded and passed to suspend Robert's Rules of Order for this vote. A member remarked that it was highly irregular to suspend Robert's Rules of Order for one item only. A motion was made, seconded and passed to vote by hand vote. The vote on the dredging project passed with five (5) opposed.

Social and Recreation Committees: Diane Nelson spoke on behalf on Linda Nuzzo and thanked everyone for the opportunity to serve the Board. She thanked all of the volunteers who had come forward to help run the successful summer programs, including yoga on the beach, junior chefs and the revival of the campout, among others. She encouraged members to volunteer for activities during Lake Hayward Days, especially the beach games and carnival (4-6) on Saturday. She encouraged participation in the sand castle building at Second Beach on Saturday, the bike and wagon decoration contest on Monday night, Chocolate Bingo, the Cake Walk, as well as Ladies' Night and a Night at the Races. Donations for all events were needed. Wrist bands for the carnival would be \$5, with children three (3) and under, free. T-Shirt decorating would be \$1, and horse and buggy rides would be \$2. Food would, of course, be available during carnival. The first thirty volunteers would receive straw hats.

Linda Nuzzo expressed her thanks to everyone for their help and reminded all that she would still be the "voice" of the Global Connect notification system.

Retiring Board Members: Gail thanked members who were stepping down, or who had already stepped down from the Board, including Dave Glazier, Diane Nelson, Linda Nuzzo and Mike Trocchi. Mike will continue his role as newsletter publisher.

## **POALH Annual Meeting, August 17, 2014, p. 5 of 6**

### Nominations:

Presentation of Slate: Gail, on behalf of Deborah Smith who was unable to attend, presented the following slate of new members to the Board of Governors: Jason Griffing, Rep at Large with term expiring 2017; Cari Eckert, First Beach Rep with term expiring 2016 and Bonnie Sudell, Second Beach Rep with term expiring 2016. Continuing their terms were Gail Grzegorzczak, Third Beach Rep with term expiring 2015; Bob Sudell, Rep at Large with term expiring 2016; Gary Petersen, First Beach Rep with term expiring 2015 and Deborah Smith, Second Beach Rep with term expiring 2015. There were no nominations from the floor and the slate was approved as presented.

### New Business:

Hema Desilva from Glimmer Glen asked what was being done to get the Town to make improvements to Glimmer Glen. Bob Sudell replied that Glimmer Glen was not a Town road, and as it was not 18' wide throughout, the Town would not accept it. He and the Properties Committee were attempting to negotiate with the Town. That said, the Town is plowing Glimmer Glen to allow emergency vehicle access.

Peter Paschke asked for signage for the dangerous blind curve where the right of way from Pilgrim Path ended on Lake Shore Drive. Bob Sudell replied that he would approach the Town to see if they had any traffic calming initiatives and additional signage to indicate the dangerous curve.

Lisa Tellier brought to our attention that the stone wall at the flagpole at Second Beach was starting to fall apart and needed some attention.

A member asked what was being done about the goose poop and if we had been in contact with DEEP. Gail replied that we had previously voted not to use dogs to scare the geese but that we were researching other options. Gary Petersen had ordered some deterrents to place on the beaches. There was concern about the goose poop on the swim rafts, particularly at Second Beach.

Volunteers have been going out to the rafts to remove the poop and Properties has been working with the beach rakers to clear the shore area and properly dispose of the poop.

Don Andrews commented on what he considered restricted use of the beaches, as evidenced by our Beach Rules. In particular, he was critical of the beaches being closed between midnight and 6 a.m. which prevents swimming and fishing and the boats being removed from the racks after October 31<sup>st</sup>, which prevents fishing for those who do not trailer their boats. He also commented on handicapped people who are unable to walk to the beach being driven down by car to Second Beach which is in violation of the rules. Gail commented that his concerns were an unintended consequence of trying to deal with problems on the beaches. She further stated that fishermen were not in violation if in their boats and it was not the intent of the Board to discriminate against anyone. She said that the Board recommended rules and members could recommend rules for consideration, and that rules had been developed as a means of making the Association a better and safer place. Larry Lusardi, whose cottage is two away from Second Beach, commented that with the adoption of the present rules, he was able to sleep at night.

Jeff Bender asked that the Board consider a policy of making the beaches cigarette free.

Nancy Andrews asked that we enforce the rule of no dogs allowed on the beach to include no dogs allowed on Association property with the exception of Dog Beach. Gail suggested that, for enforcement, pictures be taken of the offenders.

Donna Paschke asked that people be more considerate and pick up their cigarette butts. Gail replied that the problem had been much worse in the past and that the beach rakers were instructed to pick up cigarette butts when they raked.

A member complained that we needed to get better bands for Saturday nights. Gail responded that the bands had been recommended by Association members and Social/Rec would consider other bands if they were proposed.

Mr. Wamester commented on a beach that had to be closed due to an outbreak of Swimmer's Ear (otitis externa), a bacterial infection. He recommended that we take measures to prevent the same happening at Lake Hayward.

**POALH Annual Meeting, August 17, 2014, p. 6 of 6**

A member asked what was being done to accommodate the proliferation of kayaks. Bob Sudell responded that additional boat racks were being considered. She further asked if the trees in the water could be trimmed, as they are dropping leaves in the water. Properties has a list of trees to be trimmed.

Through the efforts of Jeff Bender, we have acquired an AED (Automated External Defibrillator). Bob explained that it would be mounted in a tamper proof case on the wall of the pavilion, available to anyone.

The meeting was adjourned at 12:10.

Respectfully submitted.

Bonnie F. Sudell

Recording Secretary