

**Lake Williams Beach Association (LWBA)
Board of Directors Meeting
Community Center, 872 Trumbull Hwy, Lebanon, CT
11:00 AM, October 26, 2025**

BOD in attendance: Paul Dagnello, President
Andrew LaTour, Vice President
Claudette Soboleski, Treasurer
Kimberly Meanix Miller, Secretary
Rudy Bernegger, Joe Jankowski and Jim Russo, Directors

BOD excused: Marty Varhue, Tax Clerk
Chuck Saunders, Director

Non-BOD Association Members Present: Diane Marquis of 147 Lake Shore and Emily Swiatek of 105 Lake Williams. At least one joined via Zoom.

A CALL TO ORDER *President Dagnello called the meeting to order at 11:01 am*

B APPROVAL OF MINUTES

1. July 27, 2025

Motion **By:** Director Jankowski **Seconded:** Director Russo
MOVE LWBA hereby approves the minutes as presented for the meeting held July 27, 2025.
Result: Motion passes unanimously (7-0-0)

2. August 24, 2025

Motion **By:** Director Russo **Seconded:** Director Jankowski
MOVE LWBA hereby approves the minutes as presented for the meeting held August 24, 2025.
Result: Motion carries (6-0-1) with Vice President LaTour abstaining

C. REPORTS

1. President

President Dagnello said that he was sorry they were unable to hold the September meeting as anticipated due to personal reasons but was glad to be back on track.

2. TREASURER

Treasurer Soboleski reviewed her report dated October 26, 2025, (attached) noting expenditures for the bulletin boards. She said that the shipping fees caused the total to exceed the \$1200 approved for their purchase adding that they got a \$100 donation made in memory of Betty Godeck. She said that they have about \$1400 in beach maintenance which should cover fall and possibly spring clean-ups. Director Russo asked people to reach out to him if any feel their property maintenance contractor isn't doing the expected work. Treasurer Soboleski continued saying that if the utility payments look odd, she explained that they paid ahead to take advantage of the \$50 promotion if they charged a certain number and threshold on their credit card. She said that the annual picnic cost \$749 which was \$150 under budget.

3. TAX CLERK

With Tax Clerk Varhue excused, Treasurer Soboleski presented the report stating that there are 7 properties with 6 owners that remain unpaid for a total of about \$2200. She said one home is being sold by HUD with representatives aware of what is owed, and another is the home that was sold at auction in the spring that may be progressing by the end of November. She said she would go to the town hall to update the amount owed. She continued saying that one owner has two vacant lots and has communicated their intent to pay what is owed. She said that Tax Clerk Varhue will be knocking on doors for the others when he returns from his travel. President Dagnello confirmed that there are three properties currently for sale and one that was sold at auction this spring. Treasurer Soboleski said that she had an inquiry regarding the lake front home for sale which appears to be pending sale. She noted that they are currently short in cash of their budget by \$674 so she's hoping they see activity prior to calendar year end before their property tax bills are due.

4. SECRETARY

Secretary Miller noted that they receive a lot of routine correspondence seeking boat codes or parking passes or just with basic questions that are not of common interest. She said the following correspondence (attached) was received by the board since the previous meeting and deemed it to be relevant to the membership as a whole:

- i. 9/23/25 Christine Northcutt of 29 Lake Shore re: praise for signs and bulletin boards
- ii. 10/5/25 Kevin Northcutt of 29 Lake Shore re: atty opinion on LWBA Insurance policy

Secretary Miller noted the 10/5 email from Kevin Northcutt seemed to indicate that Christine and Kevin Northcutt with Dawn and Marcel Jacques hired a personal attorney

to review the LWBA insurance policy and he sought confirmation that the policy and carrier remained the same from this past May so that they could send their attorney's findings to the insurance company. President Dagnello said that on 10/6, the board responded (attached) to the 10/5 email from Kevin Northcutt requesting he share his attorney's findings with the board because their insurance agent has requested all communication regarding the association's policy come through board members. President Dagnello stated that to date, the board has not received the attorney's findings nor received any response from any of the parties subject to this communication.

5. COMMITTEE UPDATES

a. Finance

Treasurer Soboleski stated that the Finance Committee had not met and had no report.

b. Beach & Properties

i. First Beach Project *

Director Jankowski said he had not been successful in touching base with Rob Hellstrom Land Surveying out of Hebron (which was bought by Reynolds Engineering Services out of Colchester), to get an update for the meeting. President Dagnello said he saw a stake on the beach which Director Jankowski took to be a good sign. Vice President LaTour asked if it could still be completed for the following beach season and Director Jankowski replied saying it could if the contractor gets on it.

ii. Bulletin Boards Purchase

President Dagnello stated that they were purchased and installed. Director Bernegger said they were solid. Director Russo said the one thing he didn't like was the locking mechanism would scratch the plexiglass so leaving it along the bottom would help minimize that impact. Appreciation was expressed for the effort to get them up.

Director Jankowski said he usually pulls the dock when the water drops, perhaps mid-December, trying to wait as late as possible depending on weather. Treasurer Soboleski asked about the ramp wondering if it should be secured in some way to prevent theft. Director Jankowski said he'd look at securing it, perhaps with a chain, or storing it in a more secure location.

iii. Table Donation, Relocation

Director Russo said he chopped up the broken picnic tables. Treasurer Soboleski noted that the Young's kindly delivered the table to first beach that they had previously donated to the association. Appreciation was expressed for the effort to get this done.

c. Annual Picnic/Social (Annual Picnic 9/13)

Treasurer Soboleski said they ended up in the mid-forties for attendance which was less than they have had in the past. She suggested they could use the survey to better understand if there's a preference for the timing of the picnic to maximize attendance. She noted that it can be difficult to know how many will attend. Director Russo said it was a blast. Appreciation was expressed for all who made it happen and attended.

d. Bylaws/Charter

Secretary Miller reiterated that because of the previous direction to work on the charter so as not to modify the bylaws twice, their work in the coming year is entirely dependent on what happens with the pursuit of a charter change. She said she awaits that activity and plans to engage with the committee accordingly.

D. Old Business

1. Virtual Meeting Update *

President Dagnello said the board always plans to hold their meetings in-person but wants to continue to stream them to increase transparency and engagement. He said they plan to allow board members to participate virtually since they are known and identifiable. He said that they may want to investigate non-board member voting for special and annual meetings in the future. Secretary Miller expressed support for maximizing constituent engagement if they were in compliance with their current charter until they can update it.

2. Encroachment by Owner of 223 Lake Shore *

President Dagnello said that he would like to chart a way forward that protects the association from issues of liability and from an adverse possession claim and avoids both sides spending a lot of money. He said he was interested in the board considering a land use agreement, not a lease or license but an agreement by the association as the owner and permittee. Director Russo asked the current status confirming the encroaching homeowner had not proceeded with the offer to pursue a legal agreement and he was to remove his personal property from the association property. President Dagnello said that they then received a letter from the encroaching property owner's attorney suggesting a case for adverse possession which the association responded to confirming the association's expectation that the personal property be removed.

Secretary Miller reiterated that she is not opposed to an agreement with the encroaching landowner but felt very strongly that all violations, for example, deed violations, on association property be resolved prior to entering into the agreement. President Dagnello continued listing potential terms such as maintaining full insurance, waiving the claim to adverse possession admitting the encroaching property owner does not own the association property, that the association have no maintenance responsibility of the property, that health and safety standards be upheld, plants can't be removed or added, no hazardous materials stored and that the agreement would be non-transferrable should the property be sold.

Director Russo asked if there would be an annual review but President Dagnello advocated for a different model. President Dagnello suggested the association evaluate the property for compliance with its regulations every 90 days and be able to charge a \$25 fine, for example, for each new violation and escalating, \$50, for example, for unresolved violations. He suggested that the encroaching homeowner be asked to sign the agreement and then seek membership approval. Director Bernegger asked the repercussion if the fines were not paid. Treasurer Soboleski said she would seek guidance from the town about the potential to lien for unpaid fines.

Secretary Miller remarked that it seemed as if it was a planned rental with planning for fees when we know there is an existing violation. She felt strongly that the deed violation be resolved on association property prior to any agreement and that the agreement be approved annually by the membership. She noted that it was inappropriate entering into an agreement with an ongoing deed violation on association property by the encroaching homeowner. She continued saying that this is a volunteer organization which has struggled with continuity of information year to year and therefore, felt it was a better plan to keep it in the forefront by making it a matter of routine for annual approval at each annual meeting. Director Bernegger asked when it was last surveyed. Treasurer Soboleski said that they have the survey and it's available from the town hall.

President Dagnello said he was going to suggest a vote of the membership could terminate or modify but absent issues, he was suggesting a term of 5-years. He said that it gets it off the docket and it was a concern of the encroaching homeowner in the past. Secretary Miller reiterated that while she's very amenable to an agreement, it should not be a goal to get it off the docket, instead it should remain in the forefront and be reviewed by membership annually. She noted that she has worked for municipalities and annual leases or annual review of agreements are common as best practices giving the changing membership. Director Jankowski said he sees this as a stopgap, knowingly finding a way to end it. President Dagnello said it was important to get an agreement in place, where the encroaching homeowner admits in writing that the property belongs to the association. A discussion ensued about adverse possession and the lack of a basis for it in this situation.

Ms. Diane Marquis questioned what was stopping the association from putting up boundary fences on their beach properties. She felt that allowing this situation to continue would continue to divide the community. Director Jankowski reminded the board that the membership voted for us to find a way to make it work. Director Russo indicated that the board has attempted to resolve the matter a few times, but the encroaching homeowner never took any initiative to work with the board. Secretary Miller said that she felt compelled by the membership vote to try and find a path forward, but the vote also compelled the board to resolve the issues and concerns that were raised by some members of the community in their effort to find a resolution such as liability and the deed violation.

Treasurer Soboleski suggested it helped their case that the encroaching homeowner moved the propane tanks off association property, admitting no right to association property. Vice President LaTour expressed concern about the aggressive step to move the encroaching homeowner's property to install a fence. President Dagnello questioned if a vote on compliance was sufficient versus a vote on the agreement. Secretary Miller felt the membership should have a right to vote on the agreement but also questioned the concern when the agreement was proposed as able to be modified or revoked by the membership at any time. Director Russo expressed concern about the encroaching homeowner just kicking the can down the road. Director Bernegger felt they needed an attorney to review the situation. Secretary Miller and Ms. Marquis agreed.

Vice President LaTour said they should bring it to the membership. Secretary Miller said that while not scientific or binding, they could use the survey to try to get some information about sentiment from the community members. Vice President LaTour asked if the association could fine the encroaching homeowner now. President Dagnello expressed concern that it may be counterproductive to working on an agreement if they were to try to fine the encroaching homeowner now. He also expressed concern about then having to review and fine all properties violating rules. Secretary Miller said that the town doesn't go looking for violations, they respond to neighbor complaints and then may also become aware if a homeowner wants something from the town. President Dagnello said to consider an agreement, they would need to make a minor change to the bylaws. Ms. Marquis reiterated that they have to have an attorney review any proposed agreement. Ms. Emily Swiatek asked if they could have a special meeting before the annual meeting and Treasurer Soboleski indicated that was the plan already as it worked well the previous year. President Dagnello said he would keep working on it for consideration at a future meeting.

Treasurer Soboleski left the meeting at 12:08pm.

3. Insurance and Liability *

President Dagnello stated that there is no update. He recapped that the board submitted all that was requested making the company aware of the short-term rentals and the insurance each carried, the signage update, information about the association properties and that the association doesn't control people's personal properties or the roads. Secretary Miller stated no news is good news and that they are not likely to get communication from an insurance company that all is well, but should take the lack of communication to mean just that. President Dagnello said the agent does good work to ensure the association is covered preparing for alternate coverage if it was canceled.

E. New Business

1. Initiate Charter Revision Commission *

a. Appoint Members and Board Liaison *

President Dagnello said he struggled with getting membership and suggested holding off on the step of creating the Commission. Instead, he suggested starting with establishing an ad hoc committee to help him prepare the documentation to pose our legal questions and for them to let the association know what they can do to update their charter. He said after, he would suggest they initiate the Commission. He reiterated that he really needs help from the board in the effort to seek the legal guidance without the limitations of membership required of the Commission. Secretary Miller said that she felt strongly the association could benefit from updating the charter emphasizing that she didn't mean they should remove the protection for the community. She continued saying that they need clarity on many matters and some areas hold the organization back from operating in a modern and efficient manner. She expressed a strong desire to move the effort forward. President Dagnello said he would chair, and Secretary Miller, Director Bernegger and Ms. Marquis expressed interest in participating.

Motion **By:** Director Russo **Seconded:** Director Jankowski
MOVE LWBA hereby appoints President Paul Dagnello, Secretary Kimberly Meanix Miller, Director Rudy Bernegger and non-board member Diane Marquis to an ad hoc committee to prepare the legal application to the UConn Law free legal support organization.

Result: Motion passes unanimously (6-0-0)

F. Update from “Friends of Lake Williams”

President Dagnello read the written report from the FLW President Kim Cavanna, emailed to the association on October 25, 2025 (attached).

G. Open Discussion

No one spoke

H. Executive Session – Potential Litigation

Not held

I. Adjournment

Motion **By:** Secretary Miller **Seconded:** Director Bernegger
MOVE LWBA hereby adjourns the meeting of October 26, 2025, at 12:26 pm.
Result: Motion passes unanimously (6-0-0)

Respectfully submitted,

Kimberly Meanix Miller

Kimberly Meanix Miller, Secretary

Attachments:

10/26/25 Treasurer's Report
9/23/25 Christine Northcutt of 29 Lake Shore re: praise for signs and bulletin boards
10/5/25 Kevin Northcutt of 29 Lake Shore re: atty opinion on LWBA Insurance policy
10/6/25 Board President response to Kevin Northcutt re: atty opinion on LWBA policy
10/25/25 Friends of Lake Williams Update

Tentative Remaining Meeting Schedule (locations tbd): (Cancel/Change as business demands-watch website)

Board 11am Sun Nov 16
Board 11am Sun Dec 14
Board 11am Sun Jan 11
Board 11am Sun Feb 8 (start survey discussion)
Board 11am Sun Mar 8 (finalize survey)
Board 11am Sun Mar 29 (review survey results, set special meeting agenda)
Special 11am Sun Apr 26 (Hearing/s Budget, charter, bylaws, etc)
Board 11am Sun May 3 (set annual meeting agenda)
Annual Meeting 1pm Sun Jun 7

LWBA Treasurer Report October 26, 2025

Payment Details	Payee	Budget Category	Check Book Withdrawals	Unpaid Credit Card Charges	Deposit Taxes	Deposit CC Bonus	Deposit Donation	Notes	Budget	Budget Balance
ULINE-2 Bulletin Boards	Berkshire Visa	Beach/Prop Maintenance	(1,437.60)							
Poppiti Landscaping-Lawn Mowing 8/11 & 8/28	Berkshire Visa	Beach/Prop Maintenance	(260.00)							
		Beach/Prop Maintenance Total	(4,704.86)	-	-	-	100.00		6,000.00	1,395.14
		Deposit Taxes Total	-	-	24,056.69	-	-			
		Insurance Total	(986.00)	-	-	-	-		3,900.00	2,914.00
		Postage/Copies Total	(87.35)	-	-	-	-		600.00	512.65
		Property Tax Total	(1,415.15)	-	-	-	-		2,450.00	1,034.85
Bozrah Aug-Jan 6 months	Berkshire Visa	Utilities	(76.78)							
Bozrah Aug and Sept 2 months	Berkshire Visa	Utilities	(76.70)							
		Utilities Total	(306.87)	-	-	-	-		625.00	318.13
		Web Page/Audio Visual Total	(543.78)	-	-	-	-		750.00	206.22
Annual Picnic Entertainment	Michael Brault	Annual Picnic	(250.00)							
Aldi-M&Ch, VegB, Bev, Cslaw, BBns	Berkshire Visa	Annual Picnic	(80.98)							
Bob's Windham-Beef Tips, Veggies, Herbs, Butter	Berkshire Visa	Annual Picnic	(159.16)							
BJ's-Brgs, Rolls, Fruit, Cookies	Berkshire Visa	Annual Picnic	(136.52)							
Dollar Tree-Decorations	Marty Varhue	Annual Picnic	(11.35)							
Ted's IGA-Dogs, Dollar Gen-Bev, Psta, Sterno, Paper	Claudette Soboleski	Annual Picnic	(111.46)							
		Annual Picnic	(749.47)	-	-	-	-		900.00	150.53
		Board of Directors Legal Fees							250.00	250.00
		Required Emergency Fund							500.00	500.00
		Tax Collection Expenses							100.00	100.00
		Capital Improvements Beach 1							22,500.00	22,500.00
		Grand Total	(8,793.48)	-	24,056.69	-	100.00		38,575.00	29,881.52

Beginning Check Book Balance	13,844.68		
Expenses	(8,793.48)		
Deposits	24,156.69		
Ending Check Book Balance	29,207.89	Budget Shortage	673.63

RECEIVABLES REPORT

Total Taxes Billed 7/1/2025	25,780.00
Total Interest Billed as of	472.92
Total Billed	26,252.92
Total Taxes Paid	(23,855.00)
Total Interest Paid	(201.69)
Unpaid Balance	2,196.23



Search mail



Compose

- Misc 2024-202549
- Misc 2025-2026
- Secretary66
- Member Communic...1
- Roster & Contact Info
- Town Communications
- Treasurer30
- Amazon10
- Expenses4
- Invoices & Rec...3
- Wix/Zoom48
- Income/Tax
- Insurance4

① Upgrade →

Thank you

Inbox x



Christine Northcutt
to me, [REDACTED]

Tue, Sep 23, 10:58 AM

Hello.
Thank you to whoever installed the new bulletin boards and signs. They look much better, and we truly appreciate the time putting them up.

Sincerely,
Kevin and Christine Northcutt

- You are very welcome.
- Glad you like them!
- Glad to be of help.

- ↩ Reply
- ↩ Reply all
- ➦ Forward
- 😊



Lake Williams Beach Association <lakewilliamsba@gmail.com>

insurance carrier confirmation

1 message

Kevin Northcutt [REDACTED]
To: LWBA <lakewilliamsba@gmail.com>
Cc: Paul Dagnello [REDACTED] >

Sun, Oct 5, 2025 at 6:48 PM

Hi Paul and LWBA Board,

Christine and I, along with Dawn and Marcel Jacques, recently had our attorney review the Association's insurance policy for clarification. Before forwarding his findings to the insurance company, we'd like to confirm that the current carrier and policy remain the same as those in place as of May 2025.

If this message does not automatically reach the full Board, please forward it to all current officers for transparency.

This message is intended for the LWBA Board only and should not be posted on the Association's website or shared publicly.

Thank you,
Kevin Northcutt

LWBA: As previously stated, anything sent to the Board deemed to be of community interest is subject to disclosure

Re: insurance carrier confirmation



Lake Williams Beach Association <lakewilliamsba@gmail.com>
to Kevin 

Mon, Oct 6, 2:27 PM

Hello Kevin,

When you have a chance, could you please share your attorney's findings with the Board for review? Our insurance agent has requested that any communication regarding the Association's policy come through Board representatives. This helps ensure consistency and protects all members from potential liability concerns.

Just to keep you in the loop, the Association remains fully covered. As discussed at previous Board meetings, our policy is still under review by the underwriters pending additional documents our agent requested. We haven't received any new updates since the last meeting, but we'll share information with the membership as soon as we do.

Thank you for your help in looking into this — it's much appreciated.

Best,
Paul

The post-season survey was completed by Pondweed Pursuits earlier this month. We are awaiting the formal report. Unofficially, we were told there was no milfoil observed, which is excellent news. There was, however, some fanwort noted in a few areas, including the southern part of the lake near Route 207. There was also bladderwort, another invasive weed, observed.

There are two non-invasive weeds that are growing in increasing amounts. These are tape grass and thin-leaf pondweed. We were advised to consider potential control of these weeds, since although they are not "invasive", they may eventually affect boat propellers and the general enjoyment of the lake.

We will discuss next year's treatment in more detail once we receive the formal written post-season report.

The state 3-year permit is due this year. We have started the permitting process.

We would like to remind everyone that it is a proven fact that fertilizer runoff significantly worsens invasive weed problems in lakes by accelerating their growth. The fertilizer causes them to spread and mature at a much quicker rate. Fertilizer can also contribute to algae blooms, which can be potentially toxic. Please think twice before fertilizing your lawns.

Our next meeting is scheduled for November 3rd at 6 PM via Zoom. If you are interested in attending, email us at friendsoflakewilliams@gmail.com and we will send you the Zoom Invitation link.

Thank you for your support.

Best regards,
Kim Cavanna
FLW President