LWBA BOARD OF DIRECTOR MEETING

5/18/24

THE ACRE

IN ATTENDANCE: Dave Gendreau, Dawn Jacques, Claudette Soboleski, Duffy Miller, Kim Meanix Miller, Christine Northcutt, Kevin Northcutt, Kim Cavanna, Linda York, Marty Varhue,

Victoria Silberstein and Diane Marques

The meeting was called to order at 11:12am.

The minutes from May 3, 2024 were read by the secretary.

Motion was made to accept the minutes from the May 3, 2024 meeting (Dave) and did not pass. Motion was made and seconded (Dave/Claudette) to amend the minutes to replace the word “nominated” to “expressed interest,” referring to the members interested in the open positions on the board of directors, passed unanimously. The secretary will amend the minutes to reflect the change and email them to the boardof directors for approval.

**REPORTS**

Dave drafted a letter from the president highlighting the progress of the past year, it will go out with the proxy and agenda in the annual meeting mailing, he asked that everyone look at it, there were only a few minor changes and Dave will amend.

Victoria Silberstein proposed that the board create a mission statement for the association, Dave agreed it was a good idea and he would create a draft.

**VOTING**

Discussion about how many votes a property owner gets, the association will follow the advice from the Office of Legislative Research in Hartford, it states that there should be one vote per property owner regardless of how many properties you own. Dave made a motion to follow the recommendation of OLR was seconded by Dawn and passed unanimously.

**PROPERTY INSURANCE**

Claudette reported that she is still waiting for a quote for property insurance from Lobo Insurance Agency.

**ANNUAL MEETING AGENDA**

Sign in-check in voters and proxy forms.

Call to order

Approval of minutes from 2023 annual meeting

President Report

Tax Collector Report

Treasurers Report

Auditors Report

Beach and Property Maintenance

 Current bylaw Sec. C number 9 that states; Boats and other watercraft remaining on association property during the period of November 15th through April 15th will be removed and stored at the owner’s expense. Boats and watercraft unclaimed at the annual meeting will be sold to cover storage fees.

Kevin suggested a by-law change to Sec. C number 9. Dave did not think it was necessary.

Ad-hoc Committee on website and Facebook

Picnic Committee report-Marla Varhue to chair picnic committee for upcoming season.

**OLD BUSINESS**

Budget:

Capital Improvements

Dave and Marty suggested focusing on the 1st beach project because it was the most important on the survey, the cost to do the project would be roughly $7,100.00. Signs and verbiage, Dave is awaiting a quote for the signs and message boards and the cost is roughly $2,200.00. Kevin stated that we could defer some beach money to cover signs. Engineering package for a culvert on 2nd beach, the cost would be roughly $7,000.00 and covers all necessary components to submit to the Inland and Wetlands committee. The base budget for taxes, insurance etc. is $12,300.00. The proposed new tax rate is $250.00.

Encroachment

1. If membership votes to allow the encroachment, the bylaws will have to be changed to add “allow for personal storage at 2nd beach.”
2. Discuss the culvert first then vote on the encroachment solution.

**NEW BUSINESS**

Personal property insurance coverage on the new launch pad, gate and dock at 2nd beach.

Approval of the budget for 2024-2025

Approval of Tax Rate for 2024-2025

Nominations for Board of Directors 2024-2025

Open discussion -pros and cons of a culvert

**OPEN BOARD POSITIONS**

President

Vice President

Tax Clerk-Marty Varhue-interested

Treasurer-Claudette Soboleski-interested

Secretary- Kimberly Meanix Miller- interested

Director-Christy Kelly term up in 2025

Director-Joe Jankowski-interested

Director-Dave Theroux-interested

Director-Jimmy Russo-interested

Vicki finished the Kayak rack; she donated the wood and would like to be reimbursed for the stain and Hardware. Northcutt and Jacques will donate the solar lights to be put on the fence posts at the launch.

Stain $58.48

Hardware $78.18

Vicki will submit receipts to Claudette and will be covered under the next budget year because books are closed.

Motion was made to put solar lights on the fence posts at 2nd beach (Dawn) seconded (Marty), the motion passed with 5 yes and 1 no.

Motion made to adjourn the meeting, seconded and passed unanimously. Dawn/Dave.

Meeting adjourned at 12:36pm

Respectfully submitted.

Dawn Jacques

Secretary LWBA