

# LWBA ANNUAL MEETING

## JUNE 2, 2024

### THE FIRE SAFETY COMPLEX

**IN ATTENDANCE:** Christine Northcutt, Kevin Northcutt, Linda York, David Theroux, Robert Hathaway, Dawn Jacques, Jon Vigers, Brenda Quesnel, Norman Quesnel, Kimberly Meanix Miller, Brian McComiskey, Phil Godeck, Betty Godeck, David Gendreau, Victoria Silberstein, Kim Cavanna, Michelle Millham, Bob Millham, Mary Anderson, Beth Raste, Lynn Coletta, Mark Coletta, Christy Kelly, Joe Jankowski, Leonard Parmerleu, Marty Varhue, Andrew LaTour, Emily Swiatek, David Lund, Lee Matson, Jason Young, Colleen young, Ladd Bethune, Sue Bethune, Monica Smith, Russ Smith, Dave Gilbert, Terry Gilbert, Carola Frantzen, Elizabeth Pang, Diane Marquis, James Russo, Destiny Lund, Paul Dagnello, Phillip Pitruzzello, Tom Sholly, Jessica Sholly.

#### **THE MEETING WAS CALLED TO ORDER AT 1:27 PM**

A motion was made by Bob Hathaway and seconded by Mary Anderson to appoint Victoria Silberstein to run the meeting following Roberts Rules and passed unanimously

**APPROVAL OF THE 2023 ANNUAL MEETING MINUTES:** Motion was made by Vicky and seconded by Mary to correct the 2023 annual meeting minutes under new business the motion to purchase kayak/canoe/SUP racks from 17 yea and 11 nae to 17 no and 11 yes. A motion was made by Mary and seconded by Christine to accept the minutes as amended and passed unanimously.

#### **REPORTS**

**PRESIDENT:** Dave stated that he appreciated all the hard work that was done by everyone this year.

**TAX CLERK:** Emily reported that there were 116 taxable properties in the LWBA for this year versus 119 last year. A total of \$18,778.22 was collected in taxes and late fees. Four properties were sold and merged. Property owners that merge their properties should inform the LWBA to avoid over taxing.

**TREASURER:** Claudette reported that we spent close to our budget, we began with \$21,620.49 and ended with a balance of \$4,469.25.

**AUDITOR:** Marty Varhue reported that he and Kirk Matson audited the books and found no discrepancies.

**BEACH AND PROPERTY:** Kevin credited Joe Jankowski for all the work he did with the launch project. He reported that they removed rocks, installed a new fence and stained 2 picnic tables on 2<sup>nd</sup> beach, installed new poem sign at the entrance to the acre, no parking signs at all parking areas to all the beaches and had a successful fall cleanup of all the properties. He noted that the picnic tables on the other beaches will need to be stained. The town replaced old street signs and added new arrow signs at vital corners. A new neighborhood watch sign was replaced at the beginning of Lake Williams Drive.

**AD HOC:** Paul Dagnello reported that he will switch the domain for the webpage at renewal.

**PICNIC:** Picnic was a huge success, Marla did a great job, she will chair the next picnic which is scheduled for September 7, 2024.

The motion to accept the reports was made by Philip and seconded by Beth with no discussion and passed unanimously.

## **OLD BUSINESS**

**CAPITOL IMPROVEMENT:** Replaced the boat launch. Discussed the survey sent to the members last year and according to the survey beach 1 would be next to be renovated. The acre is not high on the list to fix but is on the list. Mary explained that the town doesn't own the road to the pavilion but has a right of way as an access road.

**ENCROACHMENT:** Dave explained the encroachment, and that the property was surveyed in 2012. Tom explained that he has added LWBA as additional insured on his insurance policy, he also has a 1-million-dollar umbrella policy and has moved his propane tanks off the association property. He stated that he has an issue with moving his hoop shed because he has such a small piece of property, and it would be too hard for him to move it. He is asking the association for permission to keep it on the property and agrees to pay for all legal fees. Christy reported that adverse possession is not in play here and that the Lobo insurance agency is aware of the encroachment. Mary advised that the association get advice from a land use attorney who could answer questions about who would be responsible for lawsuits over the 1-million-dollar umbrella coverage and if it would be the individual association members sued if a lawsuit were filed over the 1-million-dollar policy. If the association granted permission the bylaws would have to be changed because they don't allow for personal property to be stored on beach 2 property. It was decided that the encroachment issue should be tabled until all the details are confirmed, and a special meeting would need to be scheduled to vote to change the bylaws. A ballot vote of the association members was taken to:

Yes-remove personal items from association property

No-have the board pursue a legal agreement with Tom Sholly granting permission for him to keep personal items on association property, the legal fees would be paid for by Tom Sholly. The agreement would need to be renewed every year until the association deems it has a use for the land.

There were 42 no votes and 26 yes votes. The association will give temporary permission to Tom Sholly and will move forward to the legal aspect of the issue and vote at a special meeting on changing the bylaws about personal property on beach 2.

**INSURANCE:** The association has liability insurance on all our properties through the Lobo Insurance Agency, they are currently searching for personal property insurance to cover the new boat launch, gate, fence and dock.

## **NEW BUSINESS**

Create an ad hoc committee to review the bylaw and charter, Vicki and Mary volunteered.

Create an LWBA mission statement, Vicki will work on a mission statement and report back.

## **BUDGET**

New proposals for the upcoming year are to terrace and install erosion control on beach 1. Making the beach ADA assessable was a member concern. Dave discussed how the budget would be built to include the beach 1 project plus cover all regular expenses, they would take the grand total and divide by the number of properties to determine the new tax rate. He discussed spending the remaining money from this year by carrying it over to next year capital budget for beach 1. Kevin put out an excel sheet with prices and other projects, a budget can be built around what members want done. A motion was made by Lee Matson and seconded by David Lund to raise the annual tax rate from \$135.00 to \$150.00, discussion about needing to have a special meeting once all new quotes come in so the members can vote. Joe suggested that getting the quotes together than doing a new budget to propose at a special meeting. A motion was made by Joe to table the budget and remove capital improvement out of the budget until a time as the prices can be defined and with more feedback from members. A motion was made by Joe and seconded by Jimmy to amend to say \$150.00 new tax to use \$4,000.00 remaining in the budget to be carried over and put in the capital budget. Discussion about the need to add signs to the budget, Claudette stated by phone that she has committed to replacing all the current signs with new signs to the insurance company, she's afraid they will come to check to make sure the signs were replaced. There will need to be a meeting by the end of summer to approve a budget. A motion was by Joe and seconded by Marty

to accept the budget with a capital improvement of \$7,100.00. The majority voted yes and 2 voted no, the last motion passed.

## **NOMINATION OF OFFICERS**

**PRESIDENT Jon Vigers**

**VICE PRESIDENT Dave Gendreau**

**TREASURER Claudette Sobolewski**

**TAX CLERK Marty Varhue**

**SECRETARY Kimberly Meanix Miller**

**\*\*\*All director terms will be determined at the next board of director meeting because a vote by the outgoing board did not appoint a new director to replace a position that had 1 year left of a 2-year term.**

**DIRECTOR Christy Kelly term ends 2025**

**DIRECTOR Dave Theroux term to be determined**

**DIRECTOR Joe Jankowski term to be determined**

**DIRECTOR Jimmy Russo term to be determined**

**All officer positions were nominated by members and the secretary cast the single ballot since all the nominations were unopposed, all members nominated were officially elected.**

A motion was made by Dave and seconded by Marty to adjourn; the meeting was adjourned at 3:34pm

Respectfully submitted

Dawn Jacques

LWBA Secretary