

Lake Williams Beach Association
Annual Meeting
Sunday, June 6, 2021
1:00

Agenda

1. Check in voters and proxy forms
2. Call to Order
3. Approval of minutes of last annual meeting
4. Reports
 - a. President
 - b. Treasurer
 - c. Tax Collector
 - d. Auditors
 - e. Beach and Property Maintenance Committee
 - f. Web Page Ad-hoc Committee
5. OLD BUSINESS
 - a. Update on 2020 annual meeting questions
6. NEW BUSINESS
 - a. Ideas to improve beaches and “the acre”
 - b. Approval to sell or recycle items from beach 2
7. Approval of Budget 2021-2022
8. Approval of Tax Rate 2021-2022
9. Nomination and Election of Officers 2021-2022
Slate: Tom Sholly – President
Vice President
Treasurer – Cathy Nelson
Dave Gendreau - Tax Collector
Phil Godeck – Secretary
Kirk Matson – Director 2020-22
Dawn Jacques – Director 2020-22
Marty Varhue – Director 2019-2023
Sue Bethune – Director 2019-2023
10. Information about Friends of Lake Williams
11. Adjournment
12. Swearing in of officers and directors
13. Archive 2020-2021 materials
14. Change boat combination

LWBA ANNUAL MEETING

June 6, 2021

at the acre

Meeting called to order by Tom Scholly president at 1:09 pm. Norman Quesnel made a motion to approve last year's minutes and seconded by Diane Marquis ayes have it minutes approved.

President Tom Sholly said we have alot of new members in the association so there was a introduction of all and board members. Tom reported on the incidents on 1st beach and the rental truck. There were no rentals going on. Also sand was added in summer 2020 to the second beach.

Treasurer Cathy Nelson read the Treasurer report Victoria made a motion to approve the report seconded by Dawn Approved.

Tax Collector David Gendreau David went over the taxes collected and the few that have not paid explained about the outstanding ones. Ryk made a motion to approve seconded by Dawn. Approved.

Auditors were Marty Varhue and Phil Godeck there was no problem Brenda made a motion to approve seconded by Dawn, approved.

Beach and Property Marty Varhue Tom Scholly talked about the rocks that were added to the drain by second beach and was hoping the draw down would not effect it. He also mentioned we need to take a look at the hole on beach one. Dawn made a motion to approved seconded by Brian approved.

Web page Cathy noted that the web page was hacked in November 2020 which Jim Smith repaired and restored. And she will be updating the webpage today. Ryk made a motion to approve seconded by Dawn, approved.

Old business from last year the only thing Tom Sholly wanted to mention is jet skis he has not seen any.

New Business included noting the board needs to look at the hole on first beach and continue to monitor drainage issues. Diane recommended that a committee be formed to look at the acre. Committee members are: Diane Marquis, Dawn Jarques, Russ Smith, Bob Millham, Kerie Choiniere and Tom Sholly as president. It was brought up about all the scrap at the acre should be scraped Ryk made a motion to scrap it and put the money in the budget seconded by Dawn approved. A discussion ensued about some members wanting identification cards for people going on the beaches and stickers for id of boats at the boat launch. The board will continue the discussion and have a proposal for the 2022 annual meeting. Tony Tyler made a motion to form a committee seconded by Dawn approved. There was a question about a part of the 2000 bylaws. Those bylaws were not adopted. There was a question about zoning that is a town concern.

Approval of Budget 2021-22 Ryk made moton to approve the budget seconded by Kim approved.

Approval of tax rate Ryk made a motion to keep the same tax rate and seconded by Dawn approved.

Ry k made a motion for Tony Tyler as vice president seconded by Kim approved.

Election of officers Ryk Nelson made a motion to approve the slate as is seconded by Kim approved.

Kim from the friends of Lake Williams answered questions from the group. The treatment has been postponed to jul 28. The annual draw down is November 15 to March 15.

Ryk made a motion to adjourn seconded by Kim approved. Meeting adjourned at 2:40 pm.

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2020 - JUNE 30, 2021

Taxable Properties

At this time there are 121 taxable properties in the LWBA.

Collections

A total of \$10,905.56 was collected in taxes and late fees. This represents 95 taxable properties paid in full.

7/1/20 - 6/30/21 Member Tax	\$	9,324.60
Past Due Amounts	\$	1,220.00
Interest	\$	160.96
Donations	\$	200.00

Breakdown of Total Amount Collected	<u>\$</u>	<u>10,905.56</u>
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Outstanding Taxes Due

There are currently twenty-six (26) taxable properties which represent eighteen (19) owners. The total amount outstanding is \$ 13,849.39.

Respectfully Submitted

David Gendreau

Tax Collector, LWBA

Description	2019-2020 Budget	Actual Actual	2020-2021 Budget
Insurances	\$3,000	2768.1	3,000
Town Property Tax	\$2,500	2426.7	2700
Board Stipends			
Auditors	\$100	100	100
Secretary	\$500	500	500
Tax Collector	\$550	550	550
Treasurer	\$150	0	150
Postage, Copies, PO Box	\$200	128	200
Tax Collection Expenses	\$150	110	150
Board of Directors, Legal fees, Co	\$250		250
Annual Picnic	\$500		0
Beach & Property Maintenance	\$2,800	720	2800
Clean-ups, Picnic tables, Sand, 1 Lawn Maintenance (720)			
Street lights	\$725	436.22	550
Emergency reserve (required)	\$500		500
Totals	\$11,925	7739	11,450

Current Tax rate =\$100

Proposed tax rate=\$100

**Lake Williams Beach Association
Checking Account Summary
May 2020**

CHECKING ACCOUNT

Beginning Balance	\$4,145.99
Revenue from Member Taxes/Fees	\$11,630.80
Expenses (Detail on Budget - Actua	\$7,738.99
Ending Balance	\$ 8,037.80

Respectfully Submitted

Cathy Nelson

Treasurer, LWBA

2020-2021 Ledger

Beginning balance

8037.8

Date	Check #	Written to	purpose	checks	Deposits	Balance
8-Jun-20	108	C N A Surety	bonding	126		7911.8
8-Jun-20	109	US Liability	insurance	293.2		7618.6
8-Jun-20	110	Bozrah Light & Power	streetlights	135.36		7483.24
8-Jun-20	111	Bozrah Light & Power	streetlights	406.2		7077.04
10-Jun-20		deposit			100	7177.04
11-Jun-20	112	Phil Godeck	annual meeting supplie	91.33		7085.71
16-Jun-20		deposit			100	7185.71
25-Jun-20	113	Wentworth Septic	sand	400		6785.71
30-Jun-20	114	Dave Gendreau	mail annual meet & tax	110		6675.71
8-Jul-20		deposit			1310	7985.71
8-Jul-20	115	Town of Lebanon	property tax	2327.63		5658.08
14-Jul-20		deposit			2218	7876.08
24-Jul-20		deposit			2832.6	10708.68
30-Jul-20		deposit			1226.8	11935.48
11-Aug-20		deposit			1864.16	13799.64
2-Sep-20		deposit			418	14217.64
5-Oct-20		deposit			400	14617.64
20-Oct-20	116	Aden McComiskey	lawn mowing	1000		13617.64
16-Nov-20	117	US Liability Insurance	insurance	369.8		13247.84
24-Jan-21		deposit			218	13465.84
11-Feb-21		deposit			218	13683.84
20-Apr-21	118	post office box		76		13607.84
22-Apr-21	119	Dougherty Insurance	insurance	2117.68		11490.16
22-Apr-21	120	Tim Sholly	zoom board meetings	30		11460.16
3-May-21	121	Dave Gendreau	stipend	550		10910.16
3-May-21	122	Phil Godeck	stipend	500		10410.16
3-May-21	123	Marty Varhue	stipend	50		10360.16
3-May-21	124	Phil Godeck	stipend	50		10310.16
				8633.2	10905.56	

Lake Williams Beach Association

Lake Williams Beach Association Board of Directors 2021-2022

President	Tom Sholly Lebanon, CT 06249 mailto:tomsholly@gmail.com
Vice – President	Tony Tyler 125 Lake Shore Dr Lebanon, CT 06249 mailto:ttyler422@gmail.com
Treasurer	Cathy Nelson 3 Lake Shore Dr Lebanon, CT 06249 mailto:ryklmb@aol.com
Tax Clerk	Dave Gendreau 159 Lake Shore Dr mailto:dmgtax@comcast.net
Secretary	Philip Godeck 115 Card St Lebanon, CT 06249 (63 Lake Shore Dr) mailto:scootertwo@snet.net lakewilliamsba@gmail.com
Director expires-2024	Kirk Matson 197 Lake Williams Drive Lebanon, Ct 06249 mailto:kllam@charter.net
Director expires-2024	Dawn Jacques 239 Lake Shore Dr Lebanon, CT 06249
Director Expires 2023	Marty Varhue 77 Lake Shore Drive Lebanon, CT
Director Expires 2023	Susan Bethune 49 Lake Shore Dr mailto:sbethune@snet.net

LWBA BOARD MEETING

June 28, 2021

Meeting called to order by Tom Sholly president at 6:38 pm. Board members attending were Phil Godeck, Dawn Jacques, Tony Tylor, Sue Bethune, Kirk Matson, Linda York, Diane Marques visitor.

Tom said that russ was gone for 6 weeks so there was no acre committee meeting.

Beach and property Brenda said she and her neighbor had been putting notes on the windows of the cars parking on beach 2 all night. She also said we need to send out a email about parking on the beaches all night.

There was a discussion about making a welcome packet to give to all the new property owners.

Also mentioned about passes and stickers for property owners Dawn and Diane will work out the passes and stickers.

Meeting was adjourned at 7:27pm.

Lake Williams Beach Association Board Meeting – April 28, 2022

Attendance: Tom Sholly, Tony, Tyler, Dave Gendreau, Cathy Nelson, Kirk Matson, Sue Bethune, Dawn Jacques, Rudy Bernegger, Linda York, Ryk Nelson (after 6:10)

Absent: Phil Godeck, Marty Varhue

Meeting was called to order and adjourned to 3 Lake Shore Drive because of weather conditions.

Meeting resumed at 6:04.

Minutes of the June 22, 2021 board meeting were read aloud and approved. (Tony motion, Kirk seconded, all approved)

President's Report: Tom reported that it had been a quiet year.

Tax Collector: Dave reported that four old accounts had been paid. The Board congratulated Dave for his hard work in bringing tax delinquents up to date. Tax revenue was \$15,012.29.

Treasurer's Report: Cathy reported that the bills have been paid: \$9211.20 for the year (budget was \$11,850.) Cathy presented a draft of the budget for 22/23.

New Business

Dawn shared that a property has become an Airbnb for rental. Her concern was the advertising indicates swimming, fishing, boating, etc. We have a By-law that requires a property owner to be present when a guest is using a beach or the boat launch. There is a balancing act between enforcing the by-laws and the difficulty to "police". After much discussion it was decided to mail the by-laws to all property owners with a cover letter (Dawn) to emphasize a couple of by-laws including no parking overnight.

Dawn requested that someone be hired to monitor the use of the boat launch on weekends. This would be a budget item and will be added to the agenda of the Annual Meeting.

Cathy requested that Ryk Nelson and island Joe be asked to investigate improving the boat launch. The Town has to do repair work on the dam in Fall 2022 and it would be a good opportunity to make the boat launch better. Today there is a majority of pontoon boats used by residents. The present boat launch is narrow and short. There was discussion about adding rock/gravel versus a concrete pad. Concrete would be ideal. The goal is to have information for the Annual Meeting.

There was a suggestion to have members email in order to get the lock combination. This would be a way to gather current email addresses. We would need an alternative for people who do not have email.

Dawn brought up having hand tags for cars when residents are using the beaches and boat launch. The idea is to give each property two hang tags. Staples is a fairly cheap source. Dawn will investigate the costs. This would be a topic for the Annual Meeting.

Nominations: Kirk and Dawn's terms expire in June. Kirk is retiring from work and willing to step down from the board. Officers are willing to continue: Tom as President, Cathy as Treasurer, Dave as Tax Collector.

Lake Williams Beach Association Board Meeting – May 12, 2022

Attendance: Tom Sholly, Dave Gendreau, Cathy Nelson, Kirk Matson, Sue Bethune, Dawn Jacques, Phil Godeck, Marty Varhue, Linda York.

Meeting was called to order by Tom Snolly at 6:06.

Minutes of the April 28 2022 board meeting were reviewed and approved. (Dawn motion, Dave seconded, all approved)

President's Report: Tom reported that he was going to check with Joe about getting sand for beach two, he also mentioned about the grass cutting on the beaches, he had someone in mind but wanted to know if maybe paying them once a month would be better and Cathy said there would be no problem.

Tax Collector: Dave handed out a copy of the tax report.

Treasurer's Report: Cathy reported that there were no changes to the proposed budget.

New Business

Dawn and Dave talked about the beaches and the guest and her concern about the property owner being present when launching a boat with a motor and the overnight parking. That it should be brought up at the annual meeting for discussion, also it was brought up about sending a letter to the owners of the B&B about only having one boat at beach 2 for storage.

Tom also said he would look into getting a sign for beach 2 about only storing one boat there.

Cathy made a motion to adjourn the meeting 2nd by Marty all approved.

Meeting was adjourned at 7:15

Old Business: The Acre. We need three quotes to evaluate the repairs needed. There was a suggestion to tear down the present pavilion and build one at Beach 3. Dawn will get estimates. Tom will meet with Russ Smith to get his input.

Sand at Beach 2 – Tom asked about obtaining sand. He expects to spend about \$300. He was given the green light. (After the meeting Cathy checked: in June 2020 we spent \$400 for sand. I've forgotten how many beaches we put sand on)

Tom will follow up with Wayne Handfield about handling lawn maintenance.

Meeting was adjourned at 7:30.