

June 5, 2016 Annual Meeting

Lake Williams Beach Association
Annual Meeting
June 2016 at 1:00 at the Acre

1) Check in of Eligible Voters and Proxy forms

2) Call to Order

3) Approval of 2015 Annual Meeting Minutes

4) Reports

President

Treasurer

Tax Collector

Auditors

Beach and Property Maintenance Committee

Annual Picnic Committee

Web Page Ad-hoc Committee

5) Annual Picnic/Work day/Members lunch – name chair and date

Auditor volunteers

6) Approval of Budget 2016-17

7) Approval of Tax Rate 2016-17

8) Nomination and election of Officers and Directors 2016-17

9) Information about Friends of Lake Williams

10) Adjournment

11) Swearing in of 2016-17 Officers and Directors

12) Archive 2015-16 materials

13) Change boat lock combination

Check out the Lake Williams Beach Association website at www.LWBA.org
Like us on FaceBook too

Lake Williams Beach Association Annual Meeting

Sunday June 5, 2016

1. Meeting called to order at 1 pm by President Tom Sholly
2. Minutes of LWBA annual meeting on June 5th 2015 were read by Dave Gendreau the minutes accepted by Ryk Nelson and seconded by Jim Smith
3. A resident found parking on the second beach troublesome and encountered people not living at Lake Williams. A letter will be drafted and sent to the Resident trooper asking Police to drive through at least once a week to show presence.
4. Treasurer's Report was read and Ryk Nelson made a motion to accept the report and second by Jim Smith. Auditor's for 2016 were Fred Doyle and Phil Godeck
5. Dave Santoro stated that we will have the same beach crew. Also noted that 3 tree's need to be removed, one at each beach. Tree's will be inspected by the board members on Aug 25. Tree removal may be necessary, Ryk Nelson suggested setting aside \$2000.00 each year for tree removal Dave Santoro made motion to accept and second by Phil Godeck.
6. The combination lock for the second beach is ready for the new season and it will be sent out with the tax bill.
7. Picnic for June 30th was cancelled for lack of interest.
8. Budget was approved by all members.
9. Kath Nelson will be adding the minutes to our web page.
10. Dave Santoro suggested raising the tax rate from \$65.00 to \$70.00 dollars and move the increase to the tree removal fee, Ryk Nelson made motion to except and Phil Godeck second. All present are in favor the ayes have it.
11. Officer Nomination all officers and board members have agreed to run another year
12. Wayne made a motion to end the meeting Sue Bethune second
13. Meeting adjourned at 2:24pm.

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2015 - JUNE 30, 2016

Taxable Properties

At this time there are 128 taxable properties in the LWBA.

Collections

A total of \$6,928 was collected in taxes and late fees. This represents 98 taxable properties paid in full.

7/1/15 - 6/30/16 Member Tax	\$ 6,370.00
Past Due Amounts	\$ 477.50
Interest	\$ 80.50

Breakdown of Total Amount Collected \$ 6,928.00

Outstanding Taxes Due

There are currently thirty (30) taxable properties which represent twenty-two (22) owners. The total amount outstanding is \$ 7,152.90

Respectfully Submitted

David Gendreau

Tax Collector, LWBA

**Lake Williams Beach Association
Checking & Savings Account Summary**

~~July 1, 2013 - June 30, 2014~~
2015 - June 5, 2016

June 1, 2015-
June 7, 2016

CHECKING ACCOUNT

Beginning Balance

\$ 10,334.33

Revenue from Member Taxes/Fees

\$ 6,928.00

Expenses (Detail on Budget - Actual)

\$ 8,455.92

Ending Balance

\$ 8,806.41

Respectfully Submitted

Cathy Nelson

Treasurer, LWBA

June	Budget	Actual	Tax Income	Mill rate
June 2010	9395	6362	7323	55
June 2011	10695	8015	8117	65
June 2012	9001	6388	8459	65
June 2013	10160	7334	7623	65
June 2014	9650	7545	8914	65
June 2015	10900	8260	7787	65
June 2016	12000	8455	6928	65

Lake Williams Beach Association

Budget Proposal

2016 - 2017

Description	2015 -2016		2016 - 2017
	Budgeted	Actual	Proposed
Insurances	\$ 3,100	3032	\$ 3,300
Town Property Tax	\$ 2,300	2142	\$ 2,500
Board Stipends			
Auditors	\$ 100	70	\$ 100
Secretary	\$ 500	500	\$ 500
Tax Collector	\$ 550	550	\$ 550
Treasurer	\$ 150	0	\$ 150
Tax collection expenses	\$ 150	107.8	\$ 150
Postage, copies, POBox	\$ 200	203.4	\$ 200
Board of Directors expenses	\$ 100	0	\$ 100
Annual Picnic	\$ 700	0	\$ -
Beach and Property Maintenance	\$ 3,400	1851	\$ 4,200
Clean-ups Fall-Spring			
Lawn Maintenance			
Picnic tables			
Repairs/Improvements			
Sand			
Signs			
Street lights			
Tree work			
Legal fees	\$ 250	0	\$ 250
Emergency reserve (required)	\$ 500	0	\$ 500
TOTALS	\$12,000	8456	\$12,500

Respectfully Submitted

Cathy Nelson

Treasurer, LWBA

Check book ledger 2015-2016 - audited by Fred Doyle & Phil Godeck Jr

				checks	deposits	balance
		Beginning balance				10334.33
date	check #	written to	purpose			
7-Jun	1290	Bozrah Light and Power	Beach 1 street light	145.73		10188.6
7-Jun	1291	Bozrah Light and Power	3 street lights	437.19		9751.41
7-Jun	1293	Dougherty Insurance	insurance	713		9038.41
7-Jun	1292	CNA Surety	insurance	126		8912.41
7-Jun	1294	Betty Godeck	annual meeting expenses	63.65		8848.76
7-Jun	1296	Aiden McComiskey	lawn maintenance	180		8668.76
24-Jul	deposit				1430	10098.76
	deposit				1149.2	11247.96
	deposit				845	12092.96
24-Jul	1295	Town of Lebanon	taxes	2141.9		9951.06
27-Jul	deposit				65	10016.06
28-Jul	1297	Bozrah Light and Power	street lights	41.47		9974.59
28-Jul	1298	Dan Tennant-Bozrah Light	street lights	41.47		9933.12
28-Jul	1299	Dave Gendreau	tax collection expenses	107.8		9825.32
28-Jul	1300	Aiden McComiskey	Lawn Maintenance	270		9555.32
31-Jul	deposit				1335.1	10890.42
7-Aug	deposit				1235	12125.42
31-Aug	deposit				252	12377.42
12-Sep	deposit				65	12442.42
24-Sep	deposit				65	12507.42
15-Oct	1301	Aiden McComiskey	Lawn maintenance	360		12147.42
14-Oct	1302	Betty Godeck	photocopies	16.33		12131.09
16-Oct	deposit				141.7	12272.79
28-Oct	deposit				65	12337.79
11/12/2016	deposit				150	12487.79
Nov	1303	Aiden McComiskey	Lawn Maintenance	90		12397.79
19-Jan	deposit				65	12462.79
28-Jan	deposit				65	12527.79
April	1304	Dougherty Insurance	insurances	2192.76		10335.03
April	1305	Postmaster-PO Box		66		10269.03
23-Apr	1306	Bozrah Light & Power	street light	60.45		10208.58
23-Apr	1307	Bozrah Light and Power	street light	35.57		10173.01
April	1308	auditor 1	annual audit	35		10138.01
April	1309	auditor 2	annual audit	35		10103.01
21-Apr	1310	Secretary Betty Godeck	stipend	500		9603.01
21-Apr	1311	Tax collector Dave Gendreau	stipend	550		9053.01
16-May	1312	Tom Sholly	signs, picnic tables	189.17		8863.84
12-May	1313	Betty Godeck	annual meeting copies	57.43		8806.41
totals				8455.92	6928	8806.41

LWBA Board of Directors Meeting
4/22/2017

In Attendance: T. Sholly, V. Silberstein, C. Nelson, S. Lima, W. Hadfield, M. Varhue

R. Nelson (public)

The meeting was called to order at 9:07 am y President Tom Sholly.

Scott Lima updated the Board about Betty Godeck. She is home and on the mend, but unable to attend today's meeting. Board of Directors approved floral delivery to wish her a speedy recovery.

President Sholly discussed upcoming election of officers and all those present agreed to serve for another term.

DISCUSSION ITEMS:

Beach Maintenance:

1. Board agreed that the sand is adequate and there was no need of a delivery for this season.
2. Picnic tables at the three beaches were judged to be in good repair. The two picnic tables at the acre will be inspected to see if there is need of replacement.
3. Issue of cigarette butts littering the beach. A sign will be posted on each picnic table reminding users to remove all trash from the beach area.
4. If residents note outside trespassers using the beaches, they are advised to call the police.
5. Tree removal- bids will be sought to remove the tagged trees which present a hazard.
6. Seek closure on easement of land at Second Beach. The matter if wording of the agreement proposed in 2013-2014 is resting with the attorney. D. Gendreau is requested to follow up with the attorney to have this

- completed. T. Sholly will complete his financial obligation with the attorney for the easement agreement.
7. Boat dock will be put back into the water at the end of the meeting.
 8. Combination lock access number will be changed July 1 and mailed out to the members with this year's tax bill.
 9. Beach Maintenance: same crew will be hired as last year.

TREASURERS REPORT:

This year's proposed budget was discussed and the Board agreed to increase the Beach Maintenance amount. The town budget impact on the association tax liability was discussed and the proposed tax amount was adjusted to reflect information provided at the Town of Lebanon Budget hearing on Monday April 17.

The Board thanked Cathy Nelson for her preparation of the proposed budget for 2017/18 to be presented at the Annual Meeting.

In accordance with the by-laws, the Treasurer's books will be closed on May 8 and audited in preparation for the Annual Meeting.

LWBA WEBSITE: Cathy Nelson administrates the website, which is hosted by Jim Smith. The Board of Director's manual is now on-line. The site tabs include the Charter, By-laws, meeting minutes, a listing of the Board of Directors and their job descriptions.

Meeting adjourned at 10:12 and members assembled at second beach for boat dock installation.

Minutes respectfully submitted,

Victoria Silberstein
Vice-President
(Substituting for Secretary)

Sent from Vick's iPad

Lake Williams Beach Association
Board of Directors 2016-2017

President	Tom Sholly 223 Lake Shore Dr Lebanon, CT 06249	516-978-3488 tomsholly@gmail.com
Vice – President	Victoria Silberstein 235 Lake Shore Dr Lebanon, CT 06249	617-851-6424 vgsilbs@comcast.net
Treasurer	Cathy Nelson 3 Lake Shore Dr Lebanon, CT 06249	860-642-6680 ryklmb@aol.com
Tax Clerk	Dave Gendreau 107 Country Lane Hebron, CT 06248 (159 Lake Shore Dr)	860-966-7219 dmgtax@comcast.net
Secretary	Elizabeth Godeck 115 Card St Lebanon, CT 06249 lakewilliamsba@gmail.com (63 Lake Shore Dr)	860-456-0829
Director (year 2)	Scott Lima 73 Lake Shore Dr Lebanon, CT 06249	860-558-2828 smlima16@yahoo.com
Director (year 2)	Penny McComiskey 12 Rittlinger Circle Lebanon, Ct 06249	860-642-1789 bpmckey@yahoo.com
Director (year 1)	Dave Santoro 18 Robert Road Vernon, CT 06066	860-872-7400
Director (year 1)	Wayne Handfield 146 Lake Shore Dr Lebanon, CT 06249	860-642-7235 wdhandfield@snet.net

Director Marty Varhue Team1CT@ead.com 860-614-6918

