

June 2, 2013 Annual Meeting

Lake Williams Beach Association

P. O. Box 52, Lebanon, CT 06249

2013 Annual Meeting Minutes Date: June 2, 2013 Time: 01:00 PM Place: The Acre

In attendance: see sign-in sheets (held by secretary).

1. Listing of Eligible Voters and Incorporation of Proxies.
2. Call to Order at 1:17

Amendment to change order of agenda. **Move approval of budget and tax rate to end of new business.**

Motion to change order made by: Ryk Nelson, 2nd Diane Marquis
Passed unanimously.

3. Approval of 2012 Annual Meeting Minutes.

Motion to waive reading of minutes: Ryk Nelson, 2nd Liza Santoro
Passed unanimously.

Motion to accept minutes: Ryk Nelson, 2nd Diane Marquis
Passed unanimously.

4. Reports:

- a. President-good year, had lots of help.
- b. Treasurer—500 up from last year.

She moved money around to avoid fees.

She is considering getting rid of savings account and just having one.

- c. Tax Collector—128 taxable properties, 22 unpaid (14 owners) about the same as last year.
- d. Auditors-Russ Tait & Sharon Maloney reported records are in good order.
- e. Beach and Properties Committee.

We have hired Lund brothers to take care of the properties.

They are just learning; Dave Santoro and Dan Tennant will talk with them about specifics.

Acre's pavillion has been repaired for \$550.

Dave Santoro thanked Dave Sorenson for his service as president.

- f. Annual Picnic Committee Picnic in Sept. was great.

We need volunteers for tables and coolers. Picnic will be July 7th this year.

- g. Archive Project.

Cathy found out what had to be kept and organized materials into binders for decades.

We are missing 1985 – 2000. Cathy is asking for any Association-related materials. She can scan them.

ld Business:

- a. Tabled motion that the Association lease the encroached property on Second Beach to the adjacent property owner for \$1.00 per year, renewable every 5 years and terminating on the sale of the adjacent property.

Motion to take off the table Ryk Nelson. 2nd Ron Laforge

Passed unanimously.

Motion to amend the motion on the floor to strike the phrase “terminating on the sale of the adjacent property” and adding “subject to review by the town planner and/or the inland wetlands commission” \$1/year lease renewable every 5 years.

Made by Ryk Nelson 2nd by Ron LaForge

Discussion: We met with a Land Issue attorney. He felt that an easement solution could be obtained that would satisfy both parties:

Property owner would be granted use of property that would extend to future owners also. Property owner would be covered by insurance for liability purposes at their cost. Property taxes would continue to be paid by the Association on entire lot.

Easement will be recorded in town records.

Option to retain use by LWBA if need for improvement of parking or boat ramp due to erosion, etc.

Cost: \$250/hour (estimated an average agreement)

Restate of property owner’s dilemma: Property owner(s)

has encroached onto LWBA property.

Not a pre-existing condition, because the property line is the property line.

2nd beach could develop a major parking problem and the association could lose use of the property.

Who pays the attorney?

\$1 a year is low; should it be a percentage of the property tax?

It’s less than 2% of the property.

The stream has shifted over the years.

What constitutes “renewable”?

Not a good idea to get the town involved.

Motion defeated.

Discussion continues on original motion.

Vote: Nays have it, motion defeated.

Motion to pursue the easement issue to draw up an easement with the property owner. Dave Gendreau. 2nd-Dave Santoro

Amendment to motion : Ryk Nelson 2nd Frank Catalano
Property owner will pay the attorney fees (up to \$1200).
Passed unanimously
Motion passed

Motion: Table this motion indefinitely until such time it becomes necessary to address an issue. Gil Koss, 2nd Ron LaForge
Discussion: There are liability issues. If there was an easement, the insured would have the responsibility to
Yea 17, Nay more than 17
Motion failed. Discussion continues.

Motion: board of directors have the authority to approve an easement with the property owner. Ryk Nelson 2nd Jim Smith
Passed unanimously.

b. Re-approval of Echo Drive No.1 and Echo Drive No. 2 surveys.
Cost \$600 + \$540

Chair makes a motion to approve the survey, 2nd Diane Marquis

Discussion: too much, who cares?

It's good to know. It's never been surveyed. We should continue the surveys.

aye 18 + 10 proxy =28 nay 12+17=29

Motion failed.

6. New Business:

a. Approval of Rittlinger Circle Road Stub survey.

Died for lack of motion.

b. Proposed Amendment to By-Laws, Article 2, Section A(changes in committees).

3 committees-Finance committee, treasurer de facto chair.

Beach and properties: combined other unfilled committees

Picnic committee put in.

This is simply paper work that rectifies by-laws.

Move the changes: Ryk Nelson, 2nd Dan Tennant.

Passed Unanimously.

c. Proposed Amendment to Bylaws, Article 5 (allow fishing on 3rd beach).

Move the changes to amend by laws. Ryk, 2nd Lee Matson.

Discussion: Dangerous to beach

Give more fishing opportunities on shore.

Aye: 24 Nay: 18

Motion passed.

f. That the Association become an equal partner with the Town of Lebanon and Friends of Lake Williams by contributing towards the cost of the annual treatment of invasive weeds. Presently one third of the total is \$4,050.

Chair moves it be drop consideration of this because we can't do anything about it because it is not in the area of property. Bob Hathaway so moved 2nd Gil Koss.

Amendment to motion made to get an attorney's written opinion to the Association's ability to contribute toward the cost of the annual treatment of invasive weeds to be done in 30 days (as amended). Ryk Nelson, 2nd Jim Smith

Discussion: Our lake is in trouble to the point that Fan wort will turn it into a swamp.

We are a charter municipality restricted to out property values. It will have to be fought through the friends of Lake Williams.

Section 3 of our charter says we can take responsibility beyond the high water mark.

Loss of property values if the lake becomes a swamp is charter issue. We do have the legal ability to do this.

People can send in money themselves to the Friends.

The town of Lebanon can approach individual property owners.

Still, we can't do it because of the boundary of the charter.

There is no written attorney's opinion on this issue.

Motion passed.

Motion to amend the motion. Instead of coming back to a special meeting in 30 days, the Board will hear the result. If it comes back that we can contribute money, a special meeting will be called. Gil Koss 2nd Tom Sholly.

Motion Passed.

Result: we are going to get a legal opinion.

6.d. Amendment to By-laws, Article 2, Section A - Committees.

FROM:

"There shall be two (2) standing committees of the Lake Williams Beach Association:

1. The Beach and Properties Committee – This committee shall be responsible for the maintenance of all Association properties.
2. The Annual Picnic Committee – This committee shall be responsible for the annual picnic."

TO:

"There shall be three (3) standing committees of the Lake Williams Beach Association:

1. The Finance Committee. This committee shall prepare a budget and submit the same to the association for adoption at the annual meeting.
2. The Beach and Properties Committee. This committee shall combine the Roads, Zoning, Law and Order, Traffic and Signs, Health and Sanitation, and Association Property and Equipment committees. This committee shall be responsible for the maintenance of all Association properties.
3. The Annual Picnic Committee. This committee shall be responsible for the annual picnic."

6.e. Amendment to Bylaws, Article 5, By-Laws Governing Use of Association Properties.

FROM:

"Section B – By-Laws Applicable to Beaches #1 and #3

1. Use of these Beaches is limited to:"

TO:

"Section B – By-Laws Applicable to Beach #1

1. Use of this Beach is limited to:"

ADD:

"Section D – By-Laws Applicable to Beach #3

1. Use of this Beach is limited to:
 - a. Swimming.
 - b. Launching of carry-on non-motorized boats only.
 - c. Fishing.
2. Storage of watercraft is not permitted."

g. That the Association sell the property known as "The Acre".
Motion by Ryk Nelson, dies for lack of a second.

d. Approval of Budget for 2013-14.

Cathy explaining the changes.

\$9650, can keep

Motion to approve: Ryk, 2nd Jim Smith

Property maintenance seems high.

There are no volunteers, so we must pay for it.

Passed unanimously.

e. Approval of Tax Rate for 2013-14.

Keep at \$65

Moved Gil, 2nd by Ryk.

h. Nomination and Election of Officers and Directors for 2013-14.

All committee chairmen are appointed.

President Dave Santoro, Passed unanimously.

V.P. Christy Kelly

Treasurer Cathy Nelson

Tax: Dave Gendreau

Secretary: Lee Matson

Board of Directors: Dan Tennant, Wayne Handfield, 2 year positions

Replacement for 1 year: Penny McComiskey

Motion that secretary cast a ballot for all. Dave Sorenson, 2nd Dave Gendreau

Passed unanimously.

7. Open Discussion for Members.

None

8. Motion to Adjourn by Ron Steinhilber, 2nd Gil Koss

Passed Unanimously.

Meeting adjourned at 3:12.

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2012 - JUNE 30, 2013

Taxable Properties

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

Collections

A total of \$7,623.94 was collected in taxes and late fees. This represents 106 taxable properties paid in full.

7/1/12 - 6/30/13 Member Tax	\$ 6,890.00
Past Due Amounts	\$ 630.00
Interest	\$ 103.94
Breakdown of Total Amount Collected	<u>\$ 7,623.94</u>

Note: Treasurer's Deposit = \$7,700.94. Check bounced for \$65 and check was received after for \$77.00 (included \$12.00 bounced check fee)

Outstanding Taxes Due

There are currently twenty-two (22) taxable properties which represent fifteen (15) owners. The total amount outstanding is \$ 3,937.98

Respectfully Submitted

David Gendreau

Tax Collector, LWBA

Treasury

Savings account balance June 1, 2012	4793.65	
deposit	40	
interest/fees and fee reversals	4.54	
ending balance	4838.19	
Checking account balance June 1, 2012	4106.3	
Deposits		
8-Jun	395	
13-Jul	1366.7	
27-Jul	715	
20-Jul	1673.64	
3-Aug	910	
10-Aug	1086.7	
10-Aug	348.7	
31-Aug	195	
29-Sep	457	
9-Oct	195	
15-Dec	358.2	
10-May	300	
total	8000.94	
checking account balance	12,107.24	
minus deposit 77 bank fee and 300 donation	7623.94	tax collector amount

Expenses		
transfer from checking to savings	40	12,067.24
expense non budget: bank fee/corrected deposit	77	11,990.24
expenses total paid budget	7334.04	4,656.20
total expenses	7451.04	

savings account balance May 4, 2013	4838.19
checking account balance May 4, 2013	5411.66
outstanding checks	755.41
adjusted checking	4656.25
total savngs and checking May 4, 2013	10249.85

<i>checking began June 1</i>	4106.30
<i>deposited</i>	7923.94
<i>expenses</i>	7334.04
<i>checking balance May 4</i>	5411.66
<i>outstanding</i>	755.41
<i>real balance</i>	4656.25
<hr/>	
<i>savings began June 1</i>	4793.65
<i>moved from checking - deposited</i>	40.00
<i>interest</i>	4.54
<i>total</i>	<u>4838.19</u>

Expenditures	2011-2012		2012-2013		2013-2014	
	Actual	proposed	Actual	proposed	Actual	proposed
Insurance	3003.6		3300		3031.76	3300
Dougherty	715				713	
cna surety	126				126	
Dougherty	2162.6				2192.76	
Town Property Tax	1344.07		1500		1391.24	1500
Board stipends and fees	620		1270		1120	1300
Secretary fee	0		500		500	500
treasurer fee	0		150		0	150
tax collector fee	550		550		550	550
auditor fee	35		35		35	50
auditor fee	35		35		35	50
Collection expenses	79.95		140		122.22	150
Postage/photocopies/po box	242.25		250		135.46	250
annual meeting mailing	144.56					
photocopies for board meetings	41.69				43.28	
treasurers copies, postage, etc					34.18	
post office box	56				58	
Board of directors expenses	0		100		0	100
Annual picnic	472.9		700		583.94	700
	250				36.69	
	136.7				100	
	86.2				60	
					387.25	
Beach and property maintenace	209.49		500		499.42	1000
sand	190.36					
lock for dock	19.13					
lawn maintenance					350	600
misc					49.42	
acre repairs					100	
Legal expenses	0		850		0	850
Professional services	416		1050		0	
Messier survey	416					
Messier Echo Drive 2			500			
Messier Echo Drive 1			550			
Rittlinger circle stub						
total						
Emergency reserve	0		500		450	500
acre repairs					450	
total	6388.26		10160		7334.04	9650
Checking account balance	may 2013		\$5,411.66	outstanding		\$712.18
Savings account balance	may 2013		\$4,838.19			
128 taxable properties						
current tax rate is \$65	8320					
if at \$70	8960					
if at \$75	9600					

2012 2013

DATE	DESCRIPTION	TRANSFERS DEPOSITS	CHECKS WITHDRAWALS	BALANCE
6/1	SAVINGS ACCT. BALANCE BEGINNING			4,793.04
6/1	CHECKING ACCT. BALANCE			1,106.30
6/8	DEPOSIT	395.00		4,501.30
6/3	CNA SURETY INSURANCE #1234		126.00	4,375.30
6/15	DOUGHERTY INSURANCE #1235		713.00	3,662.30
7/23	BAL. CORRECT 6/16/12			
7/23	LEBANON TAX COLLECTOR PROPERTY #1236		1391.24	2,271.06
7/13	DEPOSIT	1366.70		3,637.76
7/20	W/D TO SAVINGS		10.00	3,627.76
7/27	DEPOSIT	715.00		4,342.76
7/25	RET. CHECK - GS FEE - 12 (X)		77.00	4,265.76
7/20	DEPOSIT	1,679.64		5,945.40
	BAL. CORRECT 9/3/12			
8/3	DEPOSIT	910.00		6,849.40
8/10	DEPOSIT (INCLUDES PMT. FOR RET. CHECK FEE)	348.70		7,198.10
8/31	DEPOSIT	195.00		7,393.10
8/10	DEPOSIT	1,086.70		8,479.80
9/17/12	BAL. CORRECT 9/17/12			
8/31	DAVE GENDREAU - TAX COLLECTOR EXP. #1237		122.22	8,357.58
9/9	LEE MATSON - PICNIC #1238		36.69	8,320.89
9/9	DEAN BERUBE - PICNIC (MAGICIAN) #1239		100.00	8,220.89
9/9	CHRISTOPHER KONOW - PICNIC (LIFE GUARD) #1240		60.00	8,160.89
9/14	DAVE SANTORO - BEACH & PROP MAINT #1241		49.42	8,111.47
9/14	CHRISTY KELLY - PICNIC #1242		387.25	7,724.22
9/14	DAVE LUND - BEACH & PROP MAINT #1243		350.00	7,374.22
	BAL. CORRECT 9/28/12			

	TRANSFERS DEPOSITS	CHECKS WITHDRAWALS	BALANCE
1			
2	✓		7,874.22
3	✓	10.00	7,831.22
4	✓	195.00	7,821.22
5			8,016.22
6			
7	✓		8,318.42
8	✓	10.00	8,364.42
9			
10			
11			
12			
13	✓	10.00	8,354.42
14	✓	500.00	7,854.42
15	✓	550.00	7,304.42
16	✓	2,192.76	5,111.66
17			
18	✓		5,411.66
19	✓	58.00	5,353.66
20	✓	35.00	5,318.66
21	✓	35.00	5,283.66
22	✓	34.18	5,249.48
23	✓	43.28	5,206.20
24	✓	550.00	4,656.20
25			
26			
27			
28			
29			
30			

2012
2013

9/29 DEPOSIT

9/29 TRANSFER TO SAVINGS

9/9 DEPOSIT

BAL CORRECT 10/31/12

BAL CORRECT 11/30/12

12/15 DEPOSIT

TRANSFER TO SAVINGS

BAL CORRECT 2/23/13 (2/31/12)

BAL CORRECT 2/23/13 (1/31/13)

BAL CORRECT 3/19/13 (2/28/13)

BAL CORRECT 4/6/13 (3/29/13)

4/9 TRANSFER TO SAVINGS

LEE MATSON - SECRETARY FEE - # 1246

DAVE GENDREAU - FAX COPIES - # 1247

DOUGHERTY INS. - INSURANCE - # 1244

BAL CORRECT 5/10/13

DEPOSIT - DONATION (PARTIAL RETURN of SEC'Y FEE)

POSTMASTER - POSTAGE - # 1245

4/20 - AUDIT - # 1248

4/20 - AUDIT - # 1249 (9/17/13)

5/4 CATHY NELSON - POSTAGE - # 1250

5/4 DAVE SORENSON - POSTAGE - # 1251

5/4 BICARD & SONS - BEACH & PROPERTY - # 1252

Audited 5/26/13

Smoloney

Russell J. Zant

LWBA Auditors Report

For the Year May 1, 2012 to April 30, 2013

May 27, 2013

The records of the Lake Williams Beach Association are in good order and provide a good picture of the finances of the association. Deposits and checks drawn have been reviewed for accuracy. The treasurer's bank reconciliation has been checked.

THE ACRE – OUR LEGACY

Something transmitted by or received from an ancestor or predecessor or from the past <the *legacy* of the ancient philosophers>

I AM THE ACRE, I AM YOUR LEGACY

WE ARE ONLY THE CARETAKERS OF WHAT HAS BEEN PASSED DOWN.

IT IS OUR RESPONSIBILITY TO ASSURE THAT THE LEGACY SURVIVES

THE ACRE SHOULD NOT BE SOLD BUT PASSED ON TO FUTURE LAKE LOVERS

SOME SAY WE DO NOT USE IT, THAT IS US

OTHERS WILL COME, THEY WILL HOPEFULLY EMBRACE AND BOND, LET NOT OUR LIMITATIONS, BECOME OUR LEGACY.

ONCE GONE, IT CAN NEVER BE REPLACED.

THE ACRE HAS EXISTED SINCE THE BIRTH OF LAKE WILLIAMS IT SHOULD NOT BE USED FOR MONETARY GAINS BY A SMALL GROUP OF PEOPLE. IT IS NOT OURS TO SELL BUT PART OF OUR HERITAGE.

IS THIS HOW WE WANT TO BE REMEMBERED? POOR DECISIONS MADE IN HASTE, BY PROXYS NOT PEOPLE.

LET THE ACRE SURVIVE AND IT WILL THRIVE.....