

Lake Williams Beach Association (LWBA)
Board of Directors Meeting
Virtual Meeting
7:00 PM Tuesday September 8, 2026

:::CORRECTED

DRAFT::: 9/10/26

BOD: President Paul Dagnello, Vice President Joe Jankowski, Secretary Victoria Silberstein, Treasurer Claudette Soboleski, Tax Clerk Marty Varhue

Directors: Rudy Bernegger, Jim Russo, Tony Tyler and Colleen Young
absent from meeting: R Bernegger

A. Call to Order. 7:01

B. Vote on previous minutes August 11, 2026. CS motion MV 2nd -unanimously approved and accepted.

C. Reports

a. President: None at this time

b. Treasurer: report attached. Beach and Properties bills paid. Two insurances paid for year, last one to be paid in May. Restock on mailing supplies and stamps, purchased toner and paper. Taxes paid on four LWBA properties. Up to date on utilities. LWBA has enough taxes collected to cover our budget. Budget originally based on 110 properties and there are actually 114. \$816 surplus.

c. Tax Clerk: Taxes billed \$22,800 collected \$19,400. Billed \$120 in interest for unpaid taxes TT clarifies that taxes were actually due on August 3, because 8/1 was a Saturday, so allow forgiveness of interest for those two days. 16 outstanding properties by 13 taxpaying owners= \$3296 outstanding. Past due notices will go out later this week.

d. Secretary: VS will be out of the country for next two meetings October 13. and November 10, requests delegate to post agendas those meetings this year. CY will print and post agendas. VS will give CY the keys to the bulletin boards.

VS requests all officers to review the gmail inbox, move correspondence to archive or create a subfolder for officers' use.

D. Old Business

a. Beach 1: People are reporting that they are enjoying beach use and have left it clean and tidy. Life vest issue. VS will remove them and leave a note. Plans on replacing the wood on the benches. JR asks if it should be tabled to the spring, the wood is in his garage, he needs a specific Philips head #3. JJ will check his tools, or the necessary bit will be ordered.

b. Street Lamps update: CS will call Bozrah tomorrow.

c. Legal Update: There will be an executive session to discuss legal matters that will not be part of general public meeting.

d. Charter Review Update—input from Kimberly Meanix Miller, who has been the only person volunteering to serve on the charter review committee. She is concerned that the committee should identify what changes to the charter would benefit the community. BOD hears her concern and clarifies that this agenda item is tabled because there are not enough people to serve. Clarified wording of agenda should be update on the formation of Charter Review Committee.

E. New Business

a. 2nd Beach Wetland Review: brought to executive session. Deals with encroachment. JR notes that the boat launch lock was left open. VS will check it tomorrow and send picture tomorrow to Claudette. Instruction is to put the code in the top line. (Note: VS checked the lock on Wednesday. The lock does work when the current code placed in the line above center. A picture was taken of the code in the correct position that can be disseminated to owners in good standing.)

b. 2nd Beach Utility Pole: Kevin Northcutt did a great job with review of situation and getting info from Frontier and Public Utilities Regulatory Authority. PURA will review and there is no cost. They will look at safety issues. Paul will make contact with them. VS motion CS second. Unanimous. Cost for \$189.29 to have engineering assessment will still go forward to add to the 5 year plan. Treasurer states there are monies available in the budget.

c. Welcome postcard and LWBA communication branding. Idea put together by CY and VS as welcoming committee. It is a welcome to new owners, info about LWBA and its purpose and contact info for the board. Make as 5X7 and increases the postage by \$.15. CS asks to consider including beach passes with paid taxes. CS asks to also print on foldable paper so when CY is unable to meet the new members in person, she mails those with paid taxes the welcome form, and includes beach passes and the boat launch code in a hand written note. JR motion TT second—unanimous approved. PD will have 20 printed and drop them to CY and foldable to CS. Decision was made to first try to hand deliver, then to mail them. TT will reach out to CS whenever a new owner tax bill comes through her office. CS will be in contact with CY to tell her about the new owners.

PD shared some branding that will be added to any of emails or communication from the BOD uses the branding. Paul will make some letterhead and clip art to be used. VS motions to accept branding JJ seconds, unanimous.

JR brings up the use of the DEEP stickers on any water craft used on the lake.

F. Open Discussion

a. Lake Water Treatment: PD and VS raise question of how the latest water treatment plan was communicated to the Lake community. ALL residents are effected, whether they are member of FLW. PD asks that all treatment information be forwarded to all the LWBA residents. TT reports the water treatment company is certified by DEEP and they follow the posting guidelines. PD will check in with Kim Cavana to get LWBA and FLW on the same page, and ensure this information is forwarded to all LWBA residents, because it effects all residents.

b. Roger Boisseau asks for assistance to access his land on Echo drive. abuts Lund and Campground. Echo drive has been paved and is being used as driveway and parking by 144 Lake Williams Drive. VS reports discussion with Town of Lebanon land use department Jesse Richardson. JJ will take a look at the land records. There is also an Echo Drive 2 near beach 1. Dawn Jaques states that Echo 1 and 2 are on the survey from the 1990's. The Town of Lebanon states it does not have jurisdiction. VS explained that the roads were handed over to town for plowing and maintenance many years ago. Jesse Richardson sent an email to LWBA including a link to the town maps and surveys. It would help to have those surveys to show the parameters of the beach properties.

c. Phil Godeck's granddaughter will be getting married on September 26, and requests that the guests be allowed to swim at 3rd beach. Our regulations state that as long as the owner is present, guests may use the beach. Can the guests use the parking. Board is aware and this falls under member use. Stress no glass, no fires and Congratulations to the happy couple.

d. CS suggests that beach cleanups be postponed until the spring as it would make more sense to do this immediately prior to the summer season. Bamboo is invasive at Beach 3. Monies are in the budget for clean up.

G. Executive Session: 7:59 session called to order.Executive session ended 8:10

H. Adjournment. JJ motion MV second - all in favor.