

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 7, 2020

via Zoom

Meeting called to order by Tom Scholly president at 1:03 pm. Ryk Nelson made a motion to approve last year's minutes and seconded by Scott Lima ayes have it minutes approved.

President Tom Scholly reported that nothing was stolen There were more fisherman at the beginning but that slowed down, Bran the grass curter for the beaches said he had a consultation but nothing happened Tom suggested to get a plate number and notify him or the police.

Treasurer Cathy Nelson read the Treasurer report we spent about \$4000.00 she was concerned but with the early tax returns we ended up with \$8000.00 in the budget.

Tax Collector David Gendreau there were 121 property's in the association We collected \$11630.81 in taxes and late fees this represents 98 of the property's we have in the association 23 property's that represent 18 owners that are outstanding which is \$10931.70 that's the report.

Auditors were Marty Varhue and Phil Godeck there was no problem

Beach and Property Marty Varhue is on the beach and property Tom Scholly talked about getting sand for the 2nd beach and 1st beach \$300.00 dollars do we have to have a special meeting, mostly beach 2 has not been done in 9 or 10 years and beach 1 at the water there is about 4 feet of stones Tom Scholly talked to Joe he has a machine to move the sand around you can get a small load for \$300.00 or a full load for \$450.00 Ryk Nelson made a motion to spend up to \$450.00 dollars for sand Marty Varhue seconded it all in favor passed Tom Scholly talked about making a French drain at beach 1 he took some photos and mailed to the town all we need is approval. Tom Scholly also asked Cathy Nelson if she was going to update the web page and she said yes tomorrow.

Old business from last year the only thing Tom Scholly wanted to mention is jet skis he has not seen any Cathy Nelson has 2 items one is jet skis, she had a report from a member that the insurance company would not allow jet skis that are boat launched Cathy Nelson checked with the insurance company they don't care about jet skis presently our bylaws do not allow jet skis it is a association issue not a insurance issue, the street lights we now have are led lights and it is cheaper it was \$14.26 per light we have 4 street lights now cost \$11.28 so we are saving. As far as overnight parking on beach property is has been under contro.l

New Business Does anybody have any new business to discuss nothing.

Ok let's approve the budget for 2021 Cathy Nelson says the budget is about the same as last year she increased the property line a little because she does not know the new mill rate She eliminated the annual picnic because of the covid lets move to approve the budget Phiip Pitnuzzello I made a motion and Scott Lima seconded all in favor passed, now the tax rate Cathy Nelson made motion to keep it the same seconded by Dawn Jacques all in favor passed. Let's nominate the election of officers Ryk Nelson moved to approve the slate as presented seconded by Philip Pitnuzzello all in favor approved

Brenda Quesnel and Kim Cavanna talked about the Friends of Lake Williams and the milfoil and fanwort also about the chemical spraying and the funds for it which they are out of, also talked about the fund raising they have done to help pay for the spraying. Kim Cavanna talked about the eco harvester and what it can do and not do also the cost of owning it or renting it.

Phil Pitnuzzello make a motion to adjourn the meeting, seconded by Scott Lima. Meeting adjourned at 2:04 p.m.

**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

Lake Williams Beach Association
Treasurer's Report

h Description	2020-2021 Budget	Actual Actual	2021-2022 Budget
Insurances, bonding	\$3,000	2906.7	\$3,300
Town Property Tax	\$2,700	2327.6	\$2,700
Board Stipends			
Auditors	\$100	100	\$100
Secretary	\$500	500	\$500
Tax Collector	\$550	550	\$550
Treasurer	\$150	0	\$150
Postage, Copies, PO Box	\$200	197.33	\$250
Tax Collection Expenses	\$150	110	\$150
Board of Directors, Legal fees, Consultants	\$250	0	\$250
Annual Picnic	\$0	0	\$0
Beach & Property Maintenance	\$2,800	1400	\$2,800
includes: Clean-ups, Picnic tables, Sand, tree work, plus Lawn Maintenance (1000)			
Street lights	\$550	541.56	\$600
Emergency reserve (required)	\$500		\$500
Totals	\$11,450	8633.2	11,850

Current Tax rate =\$100

Proposed tax rate=\$100

Lake Williams Beach Association
Checking Account Summary
May 2021

Approved

Beginning balance	\$8,037.80	
Revenue from member taxes	\$10,905.56	
Expenses (details on Budget proposal)	\$8,633.20	
Ending balance	\$10,310.16	<hr/> <hr/>

Respectfully submitted

Cathy Nelson

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
Board of Directors 2021-2022**

President	Tom Sholly 223 Lake Shore Dr Lebanon, CT 06249 mailto:tomsholly@gmail.com
Vice – President	Tony Tyler 125 Lake Shore Dr Lebanon, CT 06249
Treasurer	Cathy Nelson 3 Lake Shore Dr Lebanon, CT 06249
Tax Clerk 159 Lake Shore Dr	Dave Gendreau
Secretary	Philip Godeck 115 Card St Lebanon, CT 06249 (63 Lake Shore Dr)
Director	Kirk Matson Lake Williams Drive
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

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.

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.

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