

TOWN NEWS

WEDNESDAY
JULY 6, 1999

SECTION

B

Lake To Be Off-Limits Wednesday

By DEBORAH PETERSEN SWIFT
Courant Staff Writer

LEBANON — The long-awaited treatment to kill the weeds that are threatening Lake Williams is scheduled to begin Wednesday.

The lake will be closed to all activities for the entire day, and notices are being posted and sent to lake residents, said Gerald Smith, an aquatic biologist with the company doing the treatment.

The herbicide being used is not the one first picked when the planning for the work began several months ago, said Smith, of Aquatic Control Technologies Inc. of Sutton,

Mass.

Originally, the company planned to use 2,4-D, commonly known as Navigate, because it attacks the roots of the nuisance plants, making it less likely they will return during the next season, he said.

LEBANON

However, with that chemical, state environmental officials would have required the testing and monitoring of wells in the area, he said. The town eventually decided to choose another herbicide because testing would have been a time-con-

suming process with logistical problems, Smith said.

Also, little time is left if they are to catch the weeds before they are full-grown. The treatment has a higher chance of success the younger the weeds are, said Leonard Tubbs, president of the Friends of Lake Williams. Also, the smaller the plants, the smaller the piles of dead plants that will fall to the bottom of the lake after treatment.

Aquatic Control Technology has guaranteed that the other herbicide, known as Reward or Diquat, will be as effective, although it works more on the foliage than the roots of the plant, Smith said. The company pre-

dicts a 90 percent reduction in the weeds, and additional treatment during the three-year program was expected under either scenario, Tubbs said.

"We're keeping our fingers crossed," Tubbs said. The nonprofit lake advocacy group, formed last year with about 10 people, has grown to 85 members, he said.

State officials require the monitoring for Navigate because there is insufficient data on whether the chemical will stick to the soil on the lake bottom and not travel to nearby wells, said Brad Robinson, supervising environmental analyst for the state Department of Environ-

mental Protection program.

"We don't have enough data to be absolutely confident," he said. The other chemical binds well to soil, so there is little concern for the wells, he said.

The chemical is harmless to fish, and lake users can return to the lake once the herbicide is diluted with the lake water, a process that takes several hours, said Robinson, whose department issues 400 permits annually for such weed treatments, mostly in small ponds. Lake activities can resume the following day, he said.

Please see LAKE, Page B3

Lake

Continued from Page B1

The biggest risk to fish during such treatments is that oxygen is lost from the water when large amounts of the weeds die, he said. That is not a concern at Lake Williams because only a section of the lake has weeds, he said.

Last October, taxpayers voted to spend \$10,700 to treat the 207-acre lake, which is open to all Lebanon residents. Between 35 and 40 acres of the lake is infested with the feathery plant called milfoil, which is expected to spread to the entire lake within two years if it is left untreated.

Meeting LWBA Board of Directors. July 14th, 2001. 1st Beach. Called to order by Bob Hathaway President at 10:20 a.m. Board members in attendance: April Schulze, Marcel Jacques, Jane Sleath, Joseph O'Keefe, Lenny Swanson, Gil Koss, Mary Anderson, Bob Hathaway. Absent: Dave Sorenson
Members : Dave Schulze, Rose Miller, Karl Braun, Lisa Handfield, Ann Pitrizello, Philip Pitrizello, Phil Pitrizell, Jr, Dawn Jacques, Thomas Gulliksen.

The secretary read the minutes of the June 23rd meeting.
Corrections/additions. Jane Sleath: Under section on picnic regarding band, it should read Jane Sleath's son and Steinhilber's son. Bob Hathaway: The name of the lake group referred to for pricing insurance should read The North Atlantic Lakes Management Society. With no further corrections or additions Jane Sleath made a motion to accept the minutes as amended. 2nd Joseph O'Keefe. Without objection minutes were accepted as revised.

President Hathaway stated that a letter had been delivered to the Lebanon Flood & Erosion Control Board (cc'd to its members and Joyce Okonuck first Selectperson) regarding the request for the lake draw down. A response from Harold Liebman, Chairman of the Board has been received. (See attached correspondence to Charles Lee, DEP, notifying department of the board's intent to draw down the lake waters from mid September through mid October).

In the absence of Dave Sorenson, chairman of the Land Purchase Committee, President Hathaway gave a briefing/update on the committee's findings relative to the proposed Bideau property purchase (see attached). In addition to the findings reported, Hathaway stated that Bideau would be paying the taxes to the town of Lebanon for this year.

Discussion followed:

- a) Insurance (getting more quotes from other carriers. Hathaway stated he had already spoken to a Company that is willing to give a price quote but they want to see the charter and by-laws before do so. While we may stay with our present carrier, none-the-less, it is good to look around periodically to see what is the best buy.
- b) The merits of the property in question - combined with the property already owned this purchase will bring us just shy of a two acre building lot which means a substantial increase in property value; the purchase will provide the association with needed access should we ever want to connect utilities to the acre; good for use as an area to park cars and boat trailers for members launching at 2nd beach; a ideal place to hold meetings rather than at the pavilion itself.
- c) Price quotes obtained from attorney's to date all seem to be in the same ballpark. Dawn Jacques said she has an attorney friend in Wethersfield, Ed Zito, who did the closing on her house for \$300 suggested he might be

able to do the legal work cheaply. It was suggested that she get a price quote from him to be considered by the membership with all others should the purchase be approved and we need to move forward

Joseph O'Keefe questioned if the special district tax assessment for the dam purchase had been paid. Hathaway agreed this was something that should be looked into.

Gil Koss made a motion that the board bring before the general membership at the July 21st meeting the recommendation to purchase the Bideau property. 2nd Anderson. Motion to accept by directors present was unanimous.

President Hathaway opened the floor to members for comment. The consensus was that the purchase is a good idea.

Hathaway brought before the board the issue of the need to obtain title insurance. With no one in support of such a measure Gil Koss motioned that we recommend to the membership not purchasing such insurance. 2nd Lenny Swanson. Vote on not to recommend was unanimous by directors present.

Agenda Item II – Robert Korten, Water's Edge Campground and the launching of boats by campers at 2nd Beach. Hathaway stated that it was a telephone call from Korten that prompted him to place this item on the agenda for discussion and that he had urged Mr. Korten to come to the meeting and speak to the directors personally. (Korten was not in attendance).

Discussion followed on launching boats, free for members only with a fee for anyone else. Korten had told Hathaway in their discussion that he had an agreement with the campground at the other side of the lake to let his campers launch there for a fee of \$10 and he would like the same consideration by the LWBA. Other topics discussed, the issuance of numbered tickets, the problem with identifying guests vs. the public who may be launching boats or campers who are from Waters Edge using the lake as an extension of their camping privileges under the guise of being "guests" of Mr. Korten.

Mary Anderson brought up the issue of a probably increase in insurance because of the liability involved should 2nd beach be opened to a commercial entity, the disruptive impact that the increase in traffic and congestion would have (especially for those living in the immediate vicinity of 2nd beach), and the precedent that would be set by allowing launching privileges for a business located outside the parameters of the L.W.B.A. She questioned whether if other businesses/organizations located in town were to make this same request would it be discrimination to say no, were we to say yes to Mr. Korten.

Would anyone be able to purchase a vacant lot on the lake – and because they pay a membership fee – use that lot as a base for a commercial entity?
Gil Koss spoke in support of Kortzen request. There was discussion.

Anderson made a motion that a letter be sent to Kortzen stating that matter had been discussed and that the board holds to the rules outlined in the Association's By-Laws (attach a copy of the by-laws with the applicable area highlighted). 2nd by Jane Sleath. Motion carried. 7 Yea (Anderson, Hathaway, Sleath, Schulz, Jacques, O'Keefe, Swanson) 1 Abstention (Koss) 1 absent and not voting (Sorenson)

Anderson brought before the group a suggestion that the association maintain a logbook that those launching boats from association property at 2nd beach be required to sign. Contained in the log would be the date, name and the address of the property owner (or in the case of a guest launching a boat the name of both the property owner and the individual launching). Also included would be the registration number on the boat and the operator's license number. Discussion followed on the concept and who would take responsibility for maintaining such a log. It was decided that should a concept be approved, the responsibility for its maintenance would fall to the chairman of the Beach and Property Committee, presently, Ron Steinhilber. In his absence Dawn Jacques said that she too would help maintain such a log. Bob Hathaway said Jim Viccaro would probably also help.

A motion was made by Anderson that there be established a logbook of those launching boats at 2nd. The log should contain the date, names of those launching boats (owner or owner/guest) address, boat registration number and operator's license number. 2nd Joseph O'Keefe. Unanimously approved by all directors present.

There was a discussion on access to 2nd beach and the ease to which people have access. Bob Hathaway suggested that the Beach and Property Committee look into the possibility of putting a chain link fence in place.

Bob Hathaway opened the floor to general discussion both members present. Rose Miller expressed her dismay at what to her appeared to be divisions between people who reside on both sides of the lake, The Friends of Lake Williams and the Lake Williams Beach Association, and made an appeal for unity between the two groups. Discussion ensued. Hathaway stated that it was not he would had promoted the hard feelings. He mentioned the frivolous lawsuits that had been instituted on behalf of Friends of Lake Williams by their officers (also members of L.W.B.A.) that were aimed at him and other office holders in the association. While the Secretary of friends later sent a letter, under her signature, retracting the involvement of Friends, none-the-less for him, and others, it involved financial loss with attorney's fees, etc. not to

mention the time, effort, and aggravation that resulted. Further, Hathaway stated, to this day he continues to be harassed by individuals who make comments as they pass in front of his residence while boating. Mary Anderson brought up the disappearance of a valuable lighthouse from the Hathaway property and other incidents that have occurred. She pointed out that while there is no personal animosity toward any individuals, there are separate and distinct opinions on issues such as the method being used in treating the lake and those differences should be respected.

With no other business to come before the meeting President Hathaway called for a motion to adjourn. Motion made by Anderson. 2nd Sleath. Meeting adjourned at 11:35 a.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Mary Anderson".

Mary Anderson
Secretary

SPECIAL MEETING DATES: July 22nd - date set for special meeting to report and take a vote on the purchase of the lot adjacent to the Acre. Place to be held: the acre. The date for the By-Law Revision Committee Special Meeting will be set at that time.

NEW BUSINESS:

Beaches - 2nd Beach needs work. 1st Beach needs sand.

Signs posted on Lake Treatment went up last night or this morning. June 26th is the date of treatment. No swimming etc. until the 29th. The Chemical to be used - Reward.

It was suggested that the secretary draft a letter to be sent to the Flood and Erosion Control Board requesting that the lake be lowered in mid-September, for a period of 30 days, to allow property owners living in the area the opportunity to clean up and repair retaining walls in front of their property. The suggested level for the water to be dropped was two and one half feet.

Discussion followed. Anderson was asked to check with the state to find out what the law was when it comes to dropping the water level in a lake. She said she would do so.

Gil Koss made a motion that the above letter is sent to the board and to Okonuk. 2nd: Lenny Swanson. Approved without disagreement.

OPEN DISCUSSION

NEW TAX DISTRICT - President Hathaway stated that he had been polling people and that there is little, or no, support in our area to establish another tax district. He said that at the annual meeting it was the consensus of those present that he, as President, sit down with members of a committee being established by Selectperson Okonuk to explore such a venture. He will be participating simply so we have a presence at the table and know what is going on.

Phil Godeck brought up the issue of Horses coming over into our area from Leonard's Bridge Road and down through the acre; the Out-house on LaForge's property and the guns being discharged down at the end of the road. No action was taken.

Motion to adjourn was made by Anderson. 2nd: Joe O'Keefe Motion carried. Meeting adjourned at 2:35 p.m.

Respectfully submitted

Mary Anderson
Secretary

A special meeting of the L.W.B.A. for the purpose of deciding on the purchase of the Badeau property, located adjacent to the Acre, was held on July 22, 2001 at the Acre. President Robert Hathaway called the meeting to order at 1:15 p.m.

Seven proxy votes were submitted to the secretary (Devine, Tanger, Noel, Walwyn, Marcel Jacques, Boilard, Crumley). Those in attendance, Dixie A. Sorenson, David H. Sorenson, James Viccaro, Dorothy Gierula, Dave Schulze, April Schulze, Ronald Steinhilber, Philip McCormick, Elaine Moorcroft, David Moorcroft, Ann Pitruzzello, Phil Pitruzzello, Darlene Gerdreau, Jim Smith, Wayne Handfield, Philip J. Godeck, Sr., Jeff Bennett, Jane Sleath, Kent Sleath, Mary Anderson, Robert Hathaway, Bill Neal, Frances Neal, Lenny Tubbs, Deborah Tubbs, Sue Bethune. Douglas Kuziak and Zane Mercier (left shortly after meeting was called to order).

President Hathaway thanked the members of the Land Purchase Committee (Dave Sorenson, Kent Sleath, Dave Schulze, Gil Koss) for their fine work on the report and gave a briefing on their findings (see attached). Based on the findings in the report, the Board of Directors, at their July 14th meeting, voted to recommend to the membership 1) The purchase of the Badeau property, and 2) not to purchase title insurance.

Discussion followed on the merits of the purchase vs. the negatives.

Hathaway spoke of the positives: the increase it will mean in property value, the change from approximately 1.5 acres to nearly 2 acres which would mean a substantial gain should the association ever need or want to sell the land, the potential use for the land looking down the road (parking, meeting place, an open pavilion on the lower level for gatherings, clearing property for recreational use).

Mr. Godeck stated that he has always supported such measures but he could only support the purchase if something were going to be done with the property now. Hathaway said there were already people who had volunteered to help clear the area.

Frances Neal inquired about liability insurance. Hathaway said he contacted an insurance carrier and was advised that unless you are building on the property, just adding to the property has no affect on the cost of liability insurance. The company is willing to give a bid on insurance but would like to see the charter and by-laws to determine usage of lake property.

Lenny Tubbs - Since has been in the association, the property we now own is only used occasionally. He can see no point in adding more property if it isn't going to be used and suggested that a better idea might be to build a pavilion in the area of 1st or 3rd beach. .

Jane Sleath – would like to see the area purchased and perhaps in the future a pavilion, even something screened in, could be erected as a gathering place.

Dixie Sorenson – a desirable purchase for anyone. Something any adjacent property owner would buy to increase their property value if given the opportunity.

Lenny Tubbs – What is the anticipated cost of clearing the land? Hathaway responded that the cost would be minimal (mostly a volunteer effort).

Deborah Tubbs asked about the use of the area for parking and who would be allowed to park. Hathaway – any member could park or their guest. The association could put any restrictions on parking that they would like (a chain across the area, no overnight parking, etc.) How it is used will be determined by the members and will be spelled out in the by-laws.

Jim Smith questioned the cost of purchase to membership. Hathaway – \$1,500 is the cost for the lot, maximum of \$800 for legal fees, so roughly the total cost is \$2,300. Insurance if increased would be minimal (again, carriers have said cost is based on usage). Dave Sorenson – cost to each member is less than \$18 a unit. If you own 2 lots the tax would be \$36. \$3 a year in taxes. Association will loose \$40 a year in taxes on the land, however, there is the potential of loosing that \$40 if an adjacent neighbor buys the lot & consolidates the lot with one they presently own.

Lenny Tubbs – will surplus in general account be used to make the purchase? Discussion followed.

Dave Sorenson made a motion to spend no more than \$2,300 to purchase the Badeau property. 2nd – Anderson. Motion passed. 23 yea (7 proxy votes) 2 nay (Bill Neal and Lenny Tubbs)

Title Insurance – Kent Sleath made a motion that the association purchase title insurance. No 2nd.

Dave Sorenson made a motion to dispense with purchasing title insurance. 2nd by April Schulze/Jim Viccaro. Motion passed 11 yea, 1 nay (Kent Sleath) Proxy votes were not counted because the issue was not specifically discussed with those giving proxies.

Dorothy Gierula made a motion that when making the purchase the lot be combined with the acre. 2nd – Phil Godeck. Discussion followed. Question, will the \$2,300 allocated be sufficient in the event there was an extra fee for consolidating the properties.

James Viccaro made a motion to withdraw the previous motion to appropriate up to \$2,300 for the purchase of the property. 2nd – Dorothy Gierula. Motion passed by a vote of 11 yea (proxies not counted) 2 nays (Kent Sleath, Dave Sorenson, Lenny Tubbs)

Dave Sorenson made a motion to spend and not exceed \$2,500 for the purchase of the Badeau property and combine the lot with the acre during the purchase agreement. 2nd – Mary Anderson. Discussion –none. Vote: 22 yea (7 proxies) 2 nay (Lenny Tubbs and Bill Neal). Motion passed.

President Hathaway asked the Secretary to draft a letter notifying Mr. Badeau of the memberships vote in the affirmative.

Attorney to be used for the purchase. President Hathaway said that Dave Schulze had spoken with an attorney in Hebron to get quotes. Bob Hathaway said that he spoke with his attorney out of Wethersfield and it was recommended that that an attorney close to home be sought. The name of Attorney Bancroft (Tobacco Street) was mentioned as possible legal counsel.

In light of the excellent job done in preparing the report, Anderson made a motion that the four people who comprised the purchase committee select an attorney to do the work on the property. Mr. Bethune amended the motion that the committee recommend an attorney to the Board and that the board make the decision. 2nd James Viccaro. The motion as amended passed on a vote of 20 yea (7 proxies) 0 nay. Motion carried.

Question: How payment is to be made. Hathaway reported that Gil Koss had given options for consideration. There is enough money in the surplus to use instead of running the surplus money down over the next couple years; a second option would be to do a special assessment. Discussion followed.

A motion to withdraw the money from the surplus on hand (contingency fund) was made by Phil Godeck. 2nd James Viccaro. Motion passed by a vote of 22 yea (7 proxies) 0 nay.

Hathaway said that Ron Steinhilber would be calling a meeting of the Beach and Property Committee shortly to talk about, among other things, the disposition of the land.

Jane Sleath made a motion to adjourn. 2nd Anderson. Hearing no objections the meeting was adjourned at 2:15 p.m.

Tax assessment figures were provided by the Town of Lebanon Tax Assessor's Office. The Badeau lot is currently assessed at \$1,090. The Acre is currently assessed at \$2,270. If they were combined, the resulting assessment would be \$2,380. This \$110 increase in assessed value of The Acre would mean a LWBA property tax increase of less than 3 dollars at the current mill rate.

If the Badeau lot was combined with The Acre the LWBA would lose one taxable unit, LWBA Lot 173. This means that the lost income would have to be spread over the remaining 130 taxable units, an increase of about 30 cents at present. Even if the LWBA does not acquire the Badeau lot, it could be sold to an adjoining property owner and still be lost due to an alternate combining of lots.

The effect of the new addition to The Acre would be a 9% expansion in area and a doubling of road frontage to 100 feet. The effect on total LWBA acreage would be a 6% increase. Gil Koss talked to insurance agent Amy Smith of HRH which handles our liability coverage. In her opinion, the insurance premium would increase in direct relationship to the increase in the acreage covered. Our latest insurance policy also indicates that coverage is based on the amount of acreage covered. If there are no other fees or charges added, the increase in premium may be as much as \$200.

Dave Schulze talked to Bruce Kalom of Kalom & Borst in Hebron about closing costs and other details. Bruce estimated that the closing costs would run between \$450 and \$600, depending on how complicated the title search was. Because the deed dates back to 1965, chances are that it would be closer to the lower figure. Bob Hathaway spoke to his attorney about closing costs and obtained a similar estimate. Title Insurance was strongly recommended as it would protect the money that we pay for the property in the event that we lost it due to claims arising from details not turned up in the title search. However, as we would recover only \$1500, Title Insurance is of questionable value.

Dave Schulze talked to the Lebanon Zoning Officer about usage. His impression was that there would be no problem using this land for parking, but the Town would like to see a plot plan, and additional drawings detailing the parking lot. They want to make sure that minimum parking space sizes and vehicle turning radius standards are met. This assumes use as a formal parking lot, but if the land was cleared why couldn't cars park on it occasionally without formal approval from the Town?

Cost estimates for clearing the combined property along Lake Shore Drive have not been obtained. It would be possible to use a significant portion of the low, flat section without complete clearing. The cost would be largely determined by our decision on the extent of clearing and improvements.

Joseph F. Badeau
Barbara M. Badeau
130 Britt Road
East Hartford, Ct. 06118

860 569 4276

06/01/2001

Lake Williams Beach Association
Robert A. Hathaway LWBA Pres..
60 Hillcrest Drive
Vernon, Ct. 06066

Being the owner of Lot #173 at Lake Williams, adjacent to the Lake Williams Assoc. Acre Lot entrance, which is 50' x 125', I would like to offer to the association exclusively, the sale of this property for the sum of \$1500.00 (Fifteen Hundred Dollars) Free and clear. All added expenses to be absorbed by the buyer, such as closing costs ect..

This offer is in effect until Sept. 1, 2001. At which time I would expect to hear of a commitment or rejection of my offer.

Thank you.

Sincerely,

Joseph F. Badeau
Barbara M. Badeau

Meeting of the LWBA Beach & Property Committee

July 29, 2001 Second beach

Called to order by Ron Steinhilber at 1:11 PM

Board members in attendance: Tom Gulliksen, Jim Viccaro, Ron Steinhilber, Dave Sorrensen, & Nancy Viccaro.

Board members not in attendance: Lenny Pomerleau, Tom McNally, & Dave Schulze.

Discussion followed:

Repositioning of the LWBA sign on Lake Williams Drive. To be corrected some time this week by Ron Steinhilber & Tom Gulliksen.

Tree near the posting board on Lake Williams Drive to close to the posting board. Tree to be removed some time this week by Ron Steinhilber & Tom Gulliksen.

Sand removal from second beach boat launch area and put back on beach if possible.

Work to be done in the evenings on the waters edge and completed when the lake maybe lowered with some helping hands. Also with the lake being lower, stone pack be put in the water area off the beach to prevent wash out. I recommend the lake be lowered between Oct. 15 & Nov 1st to keep the campground happy closing Oct. 15 and Nov. 1st to keep the people on the islands happy too.

Dave Schulze in the earlier part of the week asked if sand could be put on first beach.

Dave Sorensen brought up a point about second beach and the brook property maybe connected together according to the last town survey. It might be interesting to check with the town records if this is so.

Meeting was adjourned 2:00 PM

A Lake Williams Beach Association Board of Directors meeting was held on August 18th - at 1st Beach. Robert "Bob" Hathaway, President called the meeting to order at 10:10 a.m.

Those in attendance were Mary Anderson, April Schulze, Gil Koss, Bob Hathaway, Lenny Swanson, Dave Sorenson, Ronald Steinhilber, Joseph O'Keefe, Dolores Steinhilber, Philip Godeck, Sr. and Elizabeth Godeck.

Motion to dispense with the reading of the minutes made by Lenny Swanson, 2nd Dave Sorenson. Agreed. The following corrections were made:

Page 1, 1st paragraph, Line 6 - the spelling of the last name for both Philip and Phil, Jr. should read Pitruzzello.

Page 1, 4th paragraph - 4th line - spelling of the name should be Badeau not Bideau

Page 2 - last paragraph - spelling of the name should be Korten not Kroten

Page 3 - 2nd paragraph - line 5 - add "e" to Schulz -should read Schulze.

With no further corrections, deletions or additions, a motion to accept the minutes as amended was made by Gil Koss - 2nd Jane Sleath. Motion to accept carried.

Treasurer Gil Koss gave his report (see attached). Virtually all revenue is from taxes. Cash on hand \$4,965.09 (checking) \$5,082.02 (savings) Total on hand \$10,047.11

Hathaway said that while a report is not yet available on the picnic, we did very well. Everyone involved did an excellent job and the picnic was very well attended (approximately 60 - 70 people came) with a good time being had by all.

Anderson made a motion to accept the Treasurer's report. 2nd - O'Keefe. Motion carried.

Tax Collectors Report made by Dave Sorenson (see attached)
Motion to accept Joe O'Keefe - 2nd Jane Sleath. Motion carried.

COMMITTEE REPORTS

Picnic - No report. Still waiting for some bills to be presented for payment. Things are looking very good.

Sanitation Committee had a meeting (no report)

Beach and Property - also met. Hathaway extended his thanks to Ron Steinhilber and Tom Gulliksen for the great job they did on the beach association sign located near the O'Keefe's (on the left as you enter Lake Williams Drive). They did an excellent job repairing and straightening it out with plans to paint in the fall. Also thanks to Ron for an excellent job cutting trees.

OLD BUSINESS

Letter that was sent to Korten regarding boat launching was read. To date there has been no response from Korten.

The issue of horses owned by the Winthers Riding Stables located on Leonard Bridge Road using association property (The Acre) as a pass through was discussed. Hathaway said he attempted to call Rodney Winthers (288-9636 (h) 288-1204 (answering machine) and that his calls were not returned.

Winthers had said that according to the town he is an LWBA member. This was checked and Dave Sorenson said he has never paid taxes (not on our tax list) and his property is not located within the territorial limits of the association map. In addition the stables are a commercial enterprise and we are zoned residential. Phil Godeck spoke to the problem and Hathaway said that he had received several other complaints regarding recent incidences. Despite being told not to use the area as far back as at the annual meeting, they persist on doing so.

Sorenson spoke of the need to get a survey done to define the boundaries of our property, especially in the area of the acre and beaches, and for the placement of signs stating that you are trespassing on private property.

Gil Koss made a motion that at least two signs be placed at the acre saying this was private property. 2nd - Dave Sorenson. Discussion: Joe O'Keefe said that in order to be legal signs need to be posted at certain intervals. (He was unsure of the exact distance) It was suggested we check out how far signs need to be placed and post more signs if need be. Motion carried.

Hathaway reported that he had a call from Doug Kuziak regarding the "no jet skis" sign nailed to the tree on 2nd beach. Kuziak said that he is "an environmentalist" and he objects to the sign being nailed in the tree and is going to get a ladder and remove the sign. Hathaway asked why he never objected to the numerous other signs that have been posted there for many years without his objection, etc. Ron Steinhilber said that Kuziak had also confronted him becoming argumentative and bringing up a multitude of issues.

Gil Koss recommended that if he removes the sign the police should be called. All agreed.

Discussion: Hathaway had received calls regarding property near the end of the road (by LaForge's property). There is a rack with kayaks and a camper trailer that has been set up with a port-a-potty. As a result of the complaints Hathaway stopped to see Mary Ann Sadosky, Lebanon Zoning Enforcement Officer, to check out the situation. Sadosky said she doesn't believe it can be placed there. To her knowledge, you can get a temporary permit to live in a trailer while you are building a home or if you get company who comes in a trailer a temporary permit for them to stay in it while they visit for a short period. Sadosky was going to check with Harold Liebman (Chairman, Zoning Commission) and get a ruling.

Koss recommended that we find out who owns the trailer, rack and port-a-potty and sent them a courtesy letter. It was decided to wait with the letter and see what Harold Liebman said before taking any action on our end.

Dave and Dixie Sorenson provided a list of meetings scheduled by the Lebanon Conservation Commission, the next being August 22nd. It was suggested that we might want to go and sit in on a couple meetings to see what is going on.

Harold Liebman called for a meeting of the Flood and Erosion Control Board to be held on Tuesday, September 4th at 7:30 (see attached) the purpose of which is to talk about the lake draw down. Hathaway said he hoped that anyone who can go would.

NEW BUSINESS

Dave Sorenson - Boat parking on 3rd beach. Tom McNally started doing this last year. Keeps his moored off 3rd beach - which is fine - it is beyond our jurisdiction. This year Amberg pulls his boat (motorized) up one-third of the way on 3rd beach. When it came time to clean up for the picnic, it was a mess. Taking all that aside, our by-laws say this area is not for this purpose. We still have problems with people parking at 2nd beach. We don't need to create another. If we are going to have by-laws than we ought to live accordingly otherwise we need to change the by-laws.

By-laws dealing with 3rd beach were reviewed. Discussion followed. Jane Sleath suggested that perhaps a storage area, similar to the one at 2nd beach, should be explored. It was noted that there is only 2 weeks left to the season and that maybe this should be looked at next year.

Gil Koss made a motion to send a letter to Amberg providing clarification of beach use.
2nd - Sleath. Unanimous.

APPOINTMENT OF AN ATTORNEY TO CLOSE ON PROPERTY NEXT TO THE ACRE

Bob Hathaway asked for a motion as a gesture of good faith and to seal the agreement on Badeau's property that \$250 be sent to Mr. Badeau. So moved by Dave Sorenson.
2nd - Jane Sleath. Vote - unanimous.

Board Member - Lenny Swanson needed to leave the meeting at this point due to a previous commitment.

Kent Sleath had a response from an attorney in Hebron (Kalom, Borst and Aissis, PC). Other attorney's contacted either did not respond or said they were no longer in practice in this area. The quote given him by Kalom, Borst and Aissis was \$650 for everything (title search, closing, combining acre and acquired lot). \$450 buyer, \$250 seller (to be paid by the buyer for a total cost of \$650. (see attached)

Dave Sorenson made a motion to authorize no more than \$650 for attorney. 2nd Gil Koss.
Voting yes - Hathaway, O'Keefe, Sleath, Sorenson, Koss and Anderson. Voting no - Schulze
Absent and not voting - Swanson.

NEW INSURANCE QUOTE

Hathaway reported that he spoke with Dougherty Insurance Agency, Inc. who does association insurance and provided them with a copy of our policy in order to get a quote. Their biggest concern is that every association they cover carries at the minimum one million in liability insurance and we only have three hundred thousand.

They gave a quote to us - duplicating all we have in our present policy but upping the liability from three hundred thousand to one million of \$1,672.44 annually.

In that we did renew our contract with Nautilus in May for approximately \$2,100, if we were to drop that policy now - there would be a penalty of 30% of the premium, so the approximate return if cancelled in September would be \$1,327 base and \$53 tax for a total of \$1,380. This would be a substantial decrease in premium for more insurance coverage.

It was decided to invite an agent to our next meeting asking him to bring a sample copy of a policy and to sit down and explore with the board the feasibility of such a change.

Topics of Further Discussion

Steinhilber - can we get signs that say POLICE TAKE NOTICE for properties?

By-Law suggestion - Swanson although he had to leave asked that something be written in the by-laws saying that no glass containers are allowed in the beach areas.

Meeting with state police to go on record with complaints with regard to happenings.

Boating laws Status - Recommended boating laws were drawn up several years ago, approved by DEP and Okonuk has been sitting on them and taking no action.

Cost of lake patrol and officer is completely reimbursable by the state. Suggested that perhaps it best to wait for the new administration in November to pursue lake ordinances again.

By-laws (date for meeting to take vote) - decided to postpone until the end of September or early October before seasonal residence head off. This will give us time to get the property purchase out of the way and other incidentals we have been working on.

Requests made by individuals to have policeman present at meetings of association because of the harassment that has become commonplace. (Cost of constable \$17) Anderson suggested cell-phone be at each meeting and police called - arrests made if need be. Koss suggested that a couple sergeants at arms be appointed (as had been done previously for meetings) to maintain order.

Sorenson- newsletter be done - spelling out that permission must be obtained from property authority -in writing so that there is documentation. Also, permission should only be given for limited periods and needs renewing.

Sorenson - property past McNally's - undeveloped road stub there. Who owns? Is it town accepted? It is association property? Also other side of 2nd beach. What does the town own and have responsibility for and what is association jurisdiction. These things need to be explored.

Motion to adjourn at 12:10 by Anderson. 2nd Schulze. Meeting adjourned.

TOWN OF LEBANON

FLOOD & EROSION CONTROL BOARD
579 Exeter Road
Lebanon, CT 06249

Phone: 860-642-6028
Fax: 860-642-2011

August 14, 2001

Mr. Charles Lee
Water Bureau's Lake Management Section
Department of Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

Dear Mr. Lee:

On July 10, 2001 I had written you concerning a request by the Lake Williams Beach Association President to draw down Lake Williams about 2½ feet for a one-month period from mid September to mid October to give lake front property owners an opportunity to do maintenance on their docks and other water front facilities.

We have scheduled a special meeting of the Flood & Erosion Control Board for Tuesday, September 4, 2001 at 7:30 p.m. at the town's Fire Safety Complex on Goshen Hill Rd. to take action on this question.

Since that time there has been much discussion and conflicting opinion among the property owners around the lake as to the best course of action; for example;

1. Some think the proposed dates are too early and the draw down should not be done until the vacation season is over.
2. Some suggest a 3 – 4 foot draw down that should be maintained through the winter.
3. Others say no draw down is needed and the property owners should re-design their facilities so as to be "ice-proof".

We would like to be responsive to their needs, but as you can see, we won't be able to satisfy everyone.

In my early letter on July 10, 2001 I set forth specific dates for the draw down. Now, I'd like to modify the request to give us some flexibility in the proposed draw down pending our meeting with the property owners. I will certainly notify you of the dates and draw down amount once it is established.

Yours truly,



Harold Liebman
Chairman, FECB

cc: Joyce Okonuk, First Selectman
Flood Board Members
Bob Hathaway
Wesley Marsh, Dam Safety Division