

2018 Annual Meeting

Budget passes, board members reelected, tax rate set at \$100

LWBA ANNUAL MEETING

Jun 3, 2018

Meeting called to order by Tom Sholly president at 1:08 pm. Jim Smith offered web site report Ryk Nelson made a motion to approve and seconded by Scott Lima ayes have it. Reading of the minutes of the Jun 2017 annual meeting, Ryk Nelson made a motion to approve and seconded by Scott Lima all approved.

Tom Sholly reported that this past year was slow and that that he purchased a new lock for the boat launch gate and he will check out the boats on the 2nd beach and who owns them.

Tax collector report Dave Gendreau said we have \$8000.00 in back taxes and that liens have been placed on all properties, If anyone can find another way please let Dave know.

Ryk read the treasurer report for Cathy Ryk made a motion to accept and seconded by Dawn Jacques the ayes have it for both reports.

Approval of the budget for 2018-2019 including a \$10.00 raise in the property taxes making it \$80.00, Ryk Nelson made a motion to approve Jim Smith seconded ayes have it

Jane Erway has new business in lieu of tag sale use face **Book** for neighbors.com and all proceeds would go to Friends of Lake Williams, not accommodating for vote not a line item on agenda.

Dianne made a comment that the sign on Lake Williams drive is in need of repair or a new sign, Tom Scholly will check it out.

Speeding is quite a problem on our roads including the trash truck and school bus, Tom Scholly mentioned that on the internet you can get nice slow signs with children on them, about \$30.00 each.

Long discussion on cutting the trees down and spending so much money and why was it not brought up to the association for approval. Does not need association approval because it was already approved in the budget.

Ryk Nelson spoke on the activities of the Friends of Lake Williams, weed treatment June 27th, beach cleanup June 16 at 9am and mile long tag sale Jun 30.

LWBA board of directors election.

Voted in by association

President Tom Sholly

Vice President Scott Lima

Secretary Betty Godeck

Tax Collector Dave Gendreau

Treasurer Cathy Nelson

There was a motion made for Jane Erway for beach and property committee chairman. There was also a motion made for Dawn Jacques and Kirk Matson for directors.

Sue Bethume and Marty Varhue as directors

Approved and voted in by the association

Ryk Nelson made a motion to adjourn the meeting Marty Varhue seconded it the meeting was adjourned at 2:01 pm

Checkbook ledger 2017-18

Date	check #	written to	purpose	checks	deposits	balance
			beginning balance as of April 30, 2017			8241.86
24-May-17	1335	Phil Godeck	annual meeting photocopies	74.79		8167.07
30-May-17		deposit			680	8847.07
5-Jun-17		deposit			100	8947.07
5-Jun-17	1329	C.N.A. Surety Dougherty	insurance	126		8821.07
5-Jun-17	1330	Insurance	insurance	713		8108.07
5-Jun-17	1331	Bozrah Light & Power	beach maintenance - street lights	497.64		7610.43
5-Jun-17	1332	Power	account 2	165.84		7444.59
5-Jun-17	1336	Ryk Nelson	postage, copies, stamp pad	10.89		7433.7
24-Jun-17		deposit			140	7573.7
	1337	Dave Gendreau	tax collection expenses	98		7475.7
7-Jul-17	1333	Lebanon taxes	Lebanon property taxes	1078.41		6397.29
6-Jul-17		deposit			1097.6	7494.89
8-Jul-17		deposit			883.6	8378.49
8-Jul-17		2nd deposit			490	8868.49
14-Aug-17		deposit			1692.6	10561.09
		2nd deposit			2170	12731.09
		3rd deposit			782.6	13513.69
18-Aug-17	1338	Eric's tree service	beach maintenance	3900		9613.69
8-Sep-17		deposit			70	9683.69
13-Oct-17		deposit			304.2	9987.89
3-Nov-17	1339	Aden McComiskey	lawn services - 8 x \$90	720		9267.89
22-Dec-17	1340	Lebanon taxes	Lebanon property taxes	1115.73		8152.16
5-Jan-18		deposit			210	8362.16
26-Mar-18		deposit			90	8452.16
12-Apr-18	1341		Dougherty Insurance	1887.6		6564.56
12-Apr-18	1342		Post Office Box	72		6492.56
5-May-18	1343	Dave Gendreau		550		5942.56
5-May-18	1344	Betty Godeck		500		5442.56
5-May-18	1345	Auditor		50		5392.56
5-May-18	1346	Auditor		50		5342.56
				11609.9	8710.6	

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2017 - JUNE 30, 2018

Taxable Properties

At this time there are 123 taxable properties in the LWBA.

Collections

A total of \$8,710.60 was collected in taxes and late fees. This represents 104 taxable properties paid in full.

7/1/17 - 6/30/18 Member Tax	\$ 7,315.00
Past Due Amounts	\$ 895.00
Interest	\$ 450.60
Overpayments Applied to Future Periods	\$ 50.00
Breakdown of Total Amount Collected	<u>\$ 8,710.60</u>

Outstanding Taxes Due

There are currently nineteen (19) taxable properties which represent fifteen (15) owners. The total amount outstanding is \$ 8,284.71

Respectfully Submitted

David Gendreau

Tax Collector, LWBA

**Lake Williams Beach Association
Checking Account Summary**

Budget Proposal
2018-19

CHECKING ACCOUNT

Beginning Balance	2017-18		\$ 8,241.86
Revenue from Member Taxes/Fees	Proposed	Actual	Proposed
	\$3,000	\$7,726.48	\$3,000
Expenses (Detail on Budget - Actual)	Proposed	Actual	Proposed
	\$2,800	\$2,184	\$2,300
Ending Balance	\$100	\$100	\$ 5,342.56
Secretary	\$200	\$500	\$500
Tax Collector	\$550	\$530	\$550
Respectfully Submitted	\$150	0	\$150
<i>Cathy Nelson</i>	\$200	\$150	\$200
Tax Collection Expenses	\$150	\$98	\$150
Treasurer, LWBA	\$100	0	\$250
Annual Picnic	0	0	\$500
Beach & Property Maintenance	\$8,300	\$283.48	\$1,000
Clean-ups, Picnic tables, Sand, tree work			
Beach Maintenance			
Beach Lights			
Logo fees (moved to Board)	\$250	0	0
Emergency reserve (repair)	\$500	0	\$500
Total	\$14,300	11,608.76	11,300

Expenses 2017-18 = \$70
Proposed tax rate = \$80

**Lake Williams Be
Budget Proposal
2018-19**

Description	2017-18		2018-19
	Proposed	Actual	Proposed
Insurances	\$3,000	\$2,726.60	\$3,000
Town Property Tax	\$2,500	\$2,194	\$2,300
Board Stipends			
Auditors	\$100	\$100	\$100
Secretary	\$500	\$500	\$500
Tax Collector	\$550	\$550	\$550
Treasurer	\$150	0	\$150
Postage, Copies, PO Box	\$200	\$158	\$200
Tax Collection Expenses	\$150	\$98	\$150
Board of Directors, Legal fe	\$100	0	\$250
Annual Picnic	0	0	\$500
Beach & Property Maintena	\$6,300	5283.48	\$3,000
Clean-ups, Picnic tables, Sand, tree work			
Lawn Maintenace			
Street lights			
Legal fees (moved to Board	\$250	0	0
Emergency reserve (require	\$500	0	\$500
Totals	\$14,300	11609.76	11200

Tax rate 2017-18 =\$70

Proposed tax rate =\$80

Lake Williams Beach Association
Board of Directors 2018-19

President	Tom Sholly 223 Lake Shore Dr Lebanon, CT 06249	516-978-3488 tomsholly@gmail.com
Vice – President	Scott Lima 73 Lake Shore Dr Lebanon, CT 06249	860-368-1398 smlima16@yahoo.com
Treasurer	Cathy Nelson 3 Lake Shore Dr Lebanon, CT 06249	860-642-6680 ryklmb@aol.com
Tax Clerk	Dave Gendreau (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 tgod@snet.net
Director (year 2)-2020	Kirk Matson 197 Lake Williams Drive Lebanon, Ct 06249	kllam@charter.net
Director (year 2)-2020	Dawn Jacques 239 Lake Shore Dr Lebanon, CT 06249	djacques@uchc.edu
Director Expires 2019	Marty Varhue 177 Lake Shore Drive Lebanon, CT	860-614-6918 Team1CT@aol.com
Director Expires 2019	Susan Bethune 49 Lake Shore Dr	860-416-1702 sbethune@snet.net

LWBA BOARD MEETING

June 28, 2018

Meeting called to order by Scott Lima, vice president, at 6:41 pm. Board members attending were Betty Godeck, Cathy Nelson, Dave Gendreau, Marty Varhue, Dawn Jacques, Kirk Matson. Tom Sholly was late and the meeting was turned over to him. Guests include Jane Erway, Beach & Property Chairperson and Phil Godeck.

Items discussed:

- 1) Cathy Nelson stated that all the web pages had been updated.
- 2) Cathy Nelson summarized the Treasurer's Report:
 - a. Paid 2 small insurance policies from the Insurance line – the big bill is in April.
 - b. Paid Phil Godeck for annual meeting photocopies from photocopies, po box line
 - c. Paid Dave Gendreau for prestamped envelopes for annual meeting & tax bills and invoices from tax collector expense line.
 - d. Paid Bozrah Light and Power for streetlights from Beach & Property Maintenance line
 - e. Cathy will pay the Town of Lebanon property taxes next week
- 3) Dave Gendreau stated that the tax bills went out yesterday June 27, 2018.
- 4) Jane Erway discussed problems with 1st and 2nd beaches and the 3rd beach swamp. She said she had a proposal from one of the neighbors, Briana Russell that would clean and remove trash from the three beaches for \$500. We discussed the fact that this was a reasonable amount for a onetime fee. Dave made a motion and Kirk seconded for the \$500. The same neighbors offered to mow the grass for an additional fee. The Board already has an oral agreement with a neighborhood teenager who has been doing the work for a couple of years. Last year we paid him \$720. Jane was going to present to Brian McComiskey her requirements for lawn mowing. There is need for cleanup at the bulletin board on Lake Williams Drive. Jane will have the Briana do the work for an additional \$50 and the motion was passed. Jane proposed that additional work was needed and was to get thee bids. Cathy reminded the Board that there was not much money in the Beach and Property maintenance line.
- 5) Tom Sholly wants to settle the easement. Scott Lima as vice president will sign for the LWBA and have the papers notarized.
- 6) The "Island" people are making too much noise at 2nd Beach. We should have a sign stating the dusk to dawn curfew for parking at 2nd beach and that any overnight vehicle would be towed at the owners expense. Dave Gendreau would have reminders sent out every year as to actions that will occur if vehicles remain parked overnight. Other signs are needed such as a new Welcome sign. We will get 3 bids.
- 7) Discussion about getting signs to drive slower. Scott said he could check it out. We decided on getting six signs.
- 8) Tom Sholly will tell the secretary when the next board meeting will be so she can post notices ~~10~~ 7 days before the meeting, if no notices are posted on the boards there are no meetings.
- 9) Cathy asked if anyone needed a check written before she left for vacation.
- 10) Meeting was adjourned at 7:38 pm.

Lake Williams Beach Association Board Meeting
September 22, 2018
First Beach

Attendance: Tom Sholly, Scott Lima, Cathy Nelson, Dave Gendreau, Kirk Matson, Dawn Jacques, Marty Varhue, Sue Bethune

Meeting was called to order at 9:01.

Secretary's Report: Betty Godeck is in the hospital with a serious infection of her leg.

Minutes of the June 28 meeting were approved with one correction: board meetings need a 7 day notice.

Treasurer's Report: 8 deposits were made during the summer. One invoice from Briana Russell for beach cleanup was paid for \$550. The checking account balance is \$8767.

Cathy reminded the Board that the entire budget is \$11,200. Most of the budget is earmarked, for example Insurances and property tax. The Beach and Property Maintenance budget is \$3,000 with half (\$1500) earmarked for street lights and lawn mowing. This leaves \$1500 for any other beach and property maintenance.

Cathy read the June 28 board minutes on the section about beach and property maintenance.

Between July 12-13 there were a flurry of emails about the beach cleanup. Several board members asked that trees be marked so that the board could preview the work to be done. The emails did not identify "extra" work or additional costs. Most Board members assumed that the work being done was the approved \$550 beach and bulletin board cleanup approved at the June 28 Board meeting.

There are 4 invoices for beach cleanup: \$550 beach cleanup, \$5.29 bee spray, \$14.54 weed killer, and \$1675 "extra" work. Total: \$2244.83.

Cathy stated that the Board

- 1) Asked for 3 bids for the "extra" work
- 2) Did not approve the "extra" work project.
- 3) The Beach and Property Maintenance budget was overspent

A letter from Beach and Property Maintenance Chair Jane Erway was read to the Board. Motion was made by Cathy, seconded by Kirk to accept the resignation of the Beach and Property Chair. Motion passed.

Motion was made by Scott, seconded by Marty and approved by the Board to pay the \$1675 invoice using funds from 1) Picnic (\$500), 2) Emergency Reserve (\$500), and if needed 3) Board of Directors fund (\$250)

Motion was made by Marty, seconded by Cathy, approved by the Board to obtain 3 bids for fall cleanup, spring cleanup, and lawn maintenance for 2019.

Bamboo removal at Beach 3: Scott reported that there is a patch of bamboo at 3rd beach which is spreading and becoming a nuisance. He is willing to rent a "Bobcat" to dig up the bamboo roots. It should cost about \$200. The cost will be included in 2019-2020 budget.

Perhaps when we have the "Bobcat" we could add sand to the beaches.

Cathy was asked to make streetlights a separate line item in the budget.

Motion to adjourn at 9:37.

Lake Williams Beach Association

Board Meeting

May 3, 2019

3 Lake Shore Drive, Lebanon

Meeting began at 6:10. Attendance: Tom Sholly, Cathy Nelson, Dawn Jacques, Sue Bethune, Marty Varhue, Cathy Nelson, Dave Gendreau

Tom Sholly began with an overview: 3 beaches cleaned by a Boy Scout troop. Thank you! A boat has been left at 2nd beach over the winter and Tom will ask the owner to remove it. He replaced the boat lock.

Cathy reviewed the timeline for May-June. By Charter the Annual Meeting is Sunday, June 2 at 1:00. We will meet at "The Acre". The financial books close May 5. Agenda is finalized May 14. Meeting notices will be posted by May 24.

The Annual Meeting mailing includes: agenda, proxy form, budget proposal. Dave asked that the minutes from the 2018 annual meeting be included.

Agenda for annual meeting:

- Check in voters and proxies

- Call to order

- Approval of minutes of 2018 annual meeting

- Reports: President, Treasurer, Tax Collector, Auditors, Beach & Property Maintenance, Web Page Ad-Hoc Committee,

- Old Business

- New Business

- Approval of Budget 2019-2020

- Approval of Tax Rate 2019-2020

- Nomination and election of Officers and Directors 2019-2020

- Information about Friends of Lake Williams

- Adjournment

- Swearing in of Officers and Directors

- Archive 2018-19 materials

- Change boat lock combination

Discussion on the beaches: this year we need sand. We need to borrow or rent equipment to move the sand and rake it out.

Signs: Dave will investigate a new welcome sign on Lake Williams Drive and quiet signs for 2nd beach.

Tom will check if Aden McComiskey will mow this year, including the bulletin board area on Lake Williams Drive.