

2006-2007

Annual Meeting was held on June 4, 2006

AGENDA FOR JUNE 4, 2006

Old Business

President's Report
Secretary's Report June 5, 2005 Annual meeting
Treasurer's Report
Tax Collector's Report
Auditors Report
Committee Reports
 Tag Sale
 Picnic
 Beach and Property maintenance

New Business

Budget for 2006-2007
Set tax rate for 2006-2007
Nominations and elections of Officers for 2006-2007
Nominations and elections for Directors for 2006-2007
Committee Appointment (volunteers needed)
 Tag Sale, Picnic and Property maintenance
By-laws revision committee (Volunteers needed)
Request by David Schulze regarding Echo Drive. (See enclosed letter)
 Note this item has been reviewed by the Board of Directors and sent to the
 Annual Meeting with no recommendations.
Request by Ted and Edith Sowa regarding Lake Williams Drive properties.
Any other business
Oath of Office by Officers and Directors
Adjournment

*According to the By-Laws: "Anyone choosing to put an item on the Agenda shall notify the President or Secretary at least 20 days prior to the Annual meeting." President Ryk Nelson is available at 860-642 6680. Secretary Jane Sleath is available at 860 642 7945.

LWBA JUNE 4, 2006 ANNUAL MEETING

The meeting was called to order at 1:10 pm by president, Ryk Nelson at the Acre. Several proxies were handed to the secretary before the meeting and in order to avoid multi-votes on motions to be considered, Tax collector, David Gendreau called all names listed on the tax roles to determine which member would be voting.

Old Business

President's Report. Ryk thanked the officers and the directors for their support and work during the year. He recognized the clean up crew for the excellent job in preparing Beach Two. He thanked the Koenigs and Schulze's for maintaining Beach One and Arvid Sundquist, Dave Pearson and Dave Theroux for work on Beach Three.

Secretary's Report The minutes of the June 2005 Annual meeting were passed out and a motion was made to waive reading the minutes. The motion passed.

Treasurer's Report Treasurer, Kirk Matson, reported the combined total for savings and checking for the year 2005-2006 is \$4,401.20. See attached report for details. The motion to accept the treasurer's report passed.

Tax collector Report Tax collector, David Gendreau, reported collecting \$5,097.60 in taxes and late fees. There are currently thirteen delinquent property owners with a total of \$3,021.72 due. The motion to accept this report passed. See detailed report attached.

Auditors John Serbin and Gilbert Koss found the financial report to be accurate.

Committee reports

Tag sale 2005. The mile long tag sale earned \$32.45.

- *Annual Picnic* This was held in September '05 with a final profit of \$6.57

Beach and Properties Committee. \$75.00 was spent to clean up Beach Three for the annual picnic. The members discussed the need for better signage at the beaches and on the bulletin boards. President, Ryk Nelson, also recommended improving the current bulletin boards. It was also suggested that since there is problems with outsiders using our Beach Two's launching and parking area, that stickers be assigned for member's boats plus strong worded signs erected informing people that these beaches are private property. After more discussion, Gil Koss moved that the Board of Directors look at the suggestions and make recommendations. It was accepted. A motion to accept the Committee reports passed.

New Business

Budget The 2006-2007 budget shows a \$200.00 increase for the annual picnic bringing the budget to \$500.00 A motion was made and defeated to reduce this amount back to the original \$300. Members felt the added funds would offer more options for entertainment. A motion was made and defeated that the budget for Beach/Property for 2006-2007 be reduced from the current \$2000.00 to \$1000.00. It was moved to increase our Tax Rate from \$40.00 per property to \$50.00 in order to continue to provide a cushion for emergencies. This motion passed.

The budget of \$8,320.00 was adopted as presented. See attached report.

Officers nominated and elected for 2006-2007

| | |
|----------------|---------------|
| President | Ryk Nelson |
| Vice President | Diane Marquis |
| Secretary | Judy McCabe |

| | |
|---------------|----------------|
| Treasurer | Kirk Matson |
| Tax Collector | David Gendreau |

Directors nominated and elected for the indicated terms

| | |
|---------------|-----------|
| David Theroux | 2005-2007 |
| Leonard Tubbs | 2005-2007 |
| William Neal | 2006-2008 |
| David Pearson | 2006-2008 |

Committee Appointments

| | |
|----------------------|--|
| Beach/ Property ---- | Tom Sholly, Lenny Tubbs, Diane Marquis |
| Mile Long Tag Sale | None this year |
| Annual Picnic | Debra Tubbs |

By-Laws Commission A discussion over the merits of having this commission ensued. It was pointed out that the present by-laws are not enforced. Phil Godeck, our former constable, gave a history of the Association's powers to enforce these laws. Some members claimed they never received the by-laws that were sent in February, '06. The problem happens when there are multi-owners of one property and only one name appears on the tax records. Another problem seems to be discrepancies between our Charter and our By-Laws. The Board of Directors will look into this matter.

Echo Drive purchase. David, April and Michael Schulze presented a request to purchase a small piece of Echo Drive for the sum of \$1000.00 in order to straighten out their boundary line. There would be no out of pocket expense for the Association. Members expressed concern that future parking for First Beach might be limited if this piece were in private hands. David Schulze assured the Association that parking would not be affected. The motion to allow this purchase failed.

Miscellaneous The wooden dock that was replaced on Beach Two is still in usable condition. Built by Russell Smith at no cost for his labor. Russ has offered to take it in exchange for delivering sand for all three beaches. The motion to accept the offer passed.

The meeting adjourned at 3:25 p.m. (Note the Swearing -In ceremony will take place at the first new board meeting)

Respectfully submitted

Jane Sleath, Secretary

To the LWBA membership: from Michael, David, and April Schulze

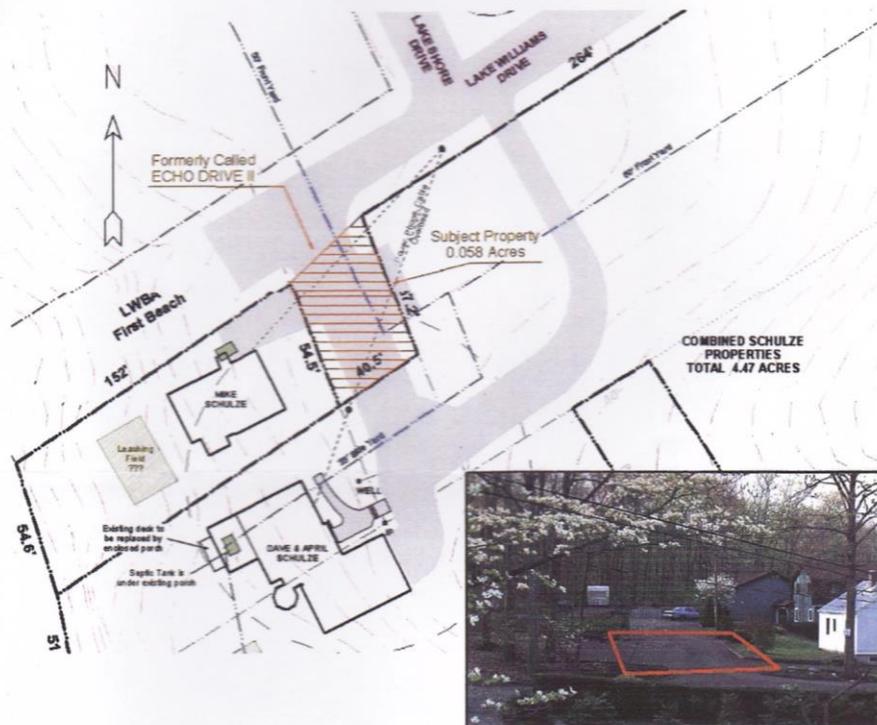
We are exploring the possibility of year round residence at 280 Lake Williams Drive (Mike's place). We have talked to the town about possibly recombining our 4+ acres of land for two separate dwellings, or combining our houses into a single house on a 4 acre site. At the very least, we would like to straighten out the boundary some.

We would be willing to offer \$1000.00 plus all legal expenses in exchange for this 1/17th of an acre parcel of what was formerly called Echo Drive as shown below.

Our ownership of this property would not impact access to First Beach in any way.

Respectfully submitted:

Michael, David, and April Schulze



LWBA TAX COLLECTOR'S
ANNUAL REPORT
7/1/05 – 6/30/06

Taxable Properties

At this time there are 130 taxable properties in the LWBA.

Collections

I collected \$5,097.60 in taxes and late fees. This was turned over to the treasurer.

Outstanding Taxes Due

There are currently thirteen(13) delinquent property owners. The total amount due is \$3,021.72.

Respectfully submitted



David Gendreau
Tax Collector, LWBA

Lake Williams Beach Association
BUDGET PROPOSAL
6/4/2006

| Expenditures | Budgeted 2005-6 | Actual 2005-6 | Proposed 2006-7 |
|---------------------|--------------------|------------------|--|
| Liability Insurance | \$ 2,300.00 | \$ 2,104.68 | \$ 2,300.00 |
| Town Property Tax | \$ 1,000.00 | \$ 954.22 | \$ 1,000.00 |
| Secretary Fee | \$ 150.00 | \$ 150.00 | \$ 150.00 |
| Treasurer Fee | \$ 150.00 | \$ 150.00 | \$ 150.00 |
| Tax Collector Fee | \$ 550.00 | \$ 550.00 | \$ 550.00 |
| Collection Expenses | \$ 150.00 | \$ - | \$ 150.00 |
| Auditor Fee | \$ 70.00 | \$ 70.00 | \$ 70.00 |
| Postage/Stationary | \$ 300.00 | \$ 252.24 | \$ 300.00 |
| BOD Expenses | \$ 200.00 | \$ - | \$ 200.00 |
| Annual Picnic | \$ 300.00 | \$ 79.43 | \$ 500.00 +200 |
| Legal Expenses | \$ 400.00 | \$ - | \$ 400.00 |
| Misc. Expenses | \$ 200.00 | \$ - | \$ 200.00 |
| Emergency Reserve | \$ 350.00 | \$ - | \$ 350.00 |
| Beach and Property | \$ 2,000.00 | \$ 2,000.00 | \$ 2,000.00 |
| Totals | \$ 8,120.00 | \$ 6,310.57 | \$ 8,320.00 |

LWBA
CHECKING ACCOUNT SUMMARY

| | 2004-5 | 2005-6 |
|------------------------------------|--------------------|--------------------|
| Beginning Balance | \$ 953.85 | \$ 1,217.02 |
| Revenue from member taxes/fees | \$ 5,027.65 | \$ 5,097.60 |
| 2003 Tag Sale Revenue | \$ 26.60 | |
| Picnic Revenue | \$ 74.00 | \$ 86.00 |
| Total Income | <u>\$ 5,128.25</u> | <u>\$ 5,183.60</u> |
| Expenses (actual from budget) | \$ 4,569.88 | \$ 6,310.57 |
| Returned Check/Member Tax | \$ 295.22 | \$ - |
| Ending Balance | \$ 1,217.02 | \$ 90.05 |
| 2005 Tag Sale Revenue (Petty Cash) | | \$ 32.45 |

SAVINGS ACCOUNT SUMMARY

| | 2004-5 | 2005-6 |
|-----------------------------------|--------------------|--------------------|
| Beginning Balance | \$ 4,244.74 | \$ 4,261.69 |
| Interest | \$ 16.95 | \$ 17.01 |
| Ending Balance | <u>\$ 4,261.69</u> | <u>\$ 4,278.70</u> |
| Total Cash on Hand | | \$ 4,401.20 |
| Proposed member tax for 2006-2007 | | \$ 50.00 |

APPROVED 6/4/06

Respectfully Submitted,


Kirk Matson
Treasurer

KJM/lam

Board of Directors Meeting
6/24/06

Meeting was held at 9:30 a.m. at 3 Lake Shore Drive.

Attendees: Ryk Nelson
Diane
Dave
Judy McCabe

Officers sworn in by Wayne Hapgood

Dave reported on lien process for past-due taxes – we have up to 2 years to file.

Picnic – August is big vacation time. Saturday, September 16, 2006 was discussed. Date to be decided.

Signage – New signs are being designed and priced. Looking at metal, white w/ blue script that is reflective. Wordage for signs is being developed. Seven signs altogether: Entrance sign on Lake Williams drive, 3 beach signs, weight limit sign for new dock on second beach, no motorized vehicle sign for acre, and posting of notices. Designation of first beach parking was discussed to identify where members can park. This will be discussed at next meeting. Signs at Amston Lake will be looked at for ideas.

Jet Ski launching at second beach will be addressed next year at annual members meeting in June.

Jane Erway's letter regarding legal interpretation of by-laws and charter to the association and members was read. The board was in agreement that it was a good idea and is looking into attorney fees. Budget for legal costs is currently \$400.00.

Combination lock for boat launch - has a target date for installation of 7/15/06. Letters with combination will be sent to all members who are current with dues. Those members in arrears will be sent a letter stating that they will be able to get the combination from Dave G. or Ryk N. when members are current.

Id Stickers for boats– We will wait to see how lock goes.

Officers & Directors Handbook - Ryk Nelsen suggested handbooks be developed to identify duties and responsibilities of each position. This will help new people take over and transition smoothly. Six books will be necessary and an estimate of \$60.00 for binders was presented. Kirk made the motion to approve. Diane seconded the motion.

Boats kept at Second Beach - Boats are not supposed to be stored closer than 20' from water. Boats kept on the beach must have name and lot number on them. Boats must be registered. Leaving boats tied to the dock for lengthy period is not allowed. These issues will be addressed when the letter is sent with combination.

Final Dock Payment - Ryk made a motion to make final payment of \$300.85 for dock. Dave seconded the motion.

Next meeting scheduled for: July 6, 2006, 7:00 p.m. @ 3 Lake Shore Drive.

Meeting adjourned at 11:10 a.m.

Respectfully submitted by,

Judy McCabe
LWBA Secretary

Current Members Letter

July 7, 2006

Dear LWBA Members,

At the annual meeting on June 4, 2006, the association members expressed concern regarding the use of beach #2 boat launch by individuals who are not authorized to use the facilities. According to the by-laws of our association, only association members and their guests may use association facilities. As a result of these concerns, the Board of Directors has decided that effective July 15, 2006, the gate at beach #2 boat launch will have a combination padlock installed. The combination will be given to all association members whose 2005-2006 tax payments are current. The combination will be changed annually, and the new combination will be sent with the tax bills to all members who are in current standing with their payment.

The combination is 1-9-6-9. In order to eliminate any confusion, members are requested to be with all guests at time of launch at beach #2.

If the combination is not included in this letter, our tax records indicate that you are in arrears with your tax payment. Once payment has been received, you will be provided with the combination.

If you have made payment and did not receive the combination, contact David Gendreau at 860-966-7219 or Ryk Nelson at 860-642-6680.

If there are multiple property owners, the person receiving this letter is requested to share this information with their co-owners.

Thank you,

Ryk Nelson
President
LWBA

Non-Payment Letter

July 7, 2006

Dear LWBA Members,

At the annual meeting on June 4, 2006, the association members expressed concern regarding the use of beach #2 boat launch by individuals who are not authorized to use the facilities. According to the by-laws of our association, only association members and their guests may use association facilities. As a result of these concerns, the Board of Directors has decided that effective July 15, 2006, the gate at beach #2 boat launch will have a combination padlock installed. The combination will be given to all association members whose 2005-2006 tax payments are current. The combination will be changed annually, and the new combination will be sent with the tax bills to all members who are in current standing with their payment.

If the combination is not included in this letter, our tax records indicate that you are in arrears with your tax payment. Once payment has been received, you will be provided with the combination.

If you have made payment and did not receive the combination, contact David Gendreau at 860-966-7219 or Ryk Nelson at 860-642-6680.

If there are multiple property owners, the person receiving this letter is requested to share this information with their co-owners.

Thank you,

Ryk Nelson
President
LWBA

Board of Directors Meeting
7/6/06

Meeting was held at 9:30 at 3 Lake Shore Drive.

Attendees: Ryk Nelson – President
Diane Marquis – Vice President
Judy McCabe – Secretary
Kirk Matson – Treasurer

Picnic – Date has not been decided. Looking at September due to vacations.

Signage – Ryk N. motioned to get three signs - one for each beach, one for the entrance, boat launch sign and sign for acre. Kirk W seconded motion.

The signs were outlined as follows:

Signs are white with blue lettering either reflective metal or other material to be determined after pricing.

Gateway (Entrance) – Lake Williams Beach Association (20 X 48)

Beach 1,2,3 general sign: Property of LWBA
Beach use for Members and Guests only
Use property at own risk
No Life Guard on Duty
No Alcoholic Beverages or Glass on Beach
Please carry out what you carry in
Minors Must Be Accompanied by an Adult
Open Fires Prohibited

For Second Beach – Additional sign for launch area:

Launching of boats for Members and Guests Only
Members must be Present at time of Launching
Dock for Loading and Unloading Only
Launching of Jet Skis is Prohibited

We still need to check on weight limit for dock so a separate sign can be made.

Acre sign: No Motorized Vehicles Allowed (reflective metal)

water. Boats kept on the dock for lengthy period is not allowed. These issues registered. Leaving boats tied to the dock for lengthy period is not allowed. These issues will be addressed when the letter is sent with combination.

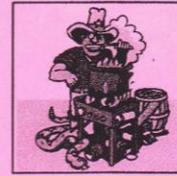
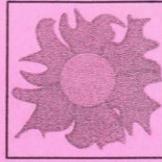
Final Dock Payment - Ryk made a motion to make final payment of \$300.85 for dock. Dave seconded the motion.

Next meeting scheduled for: July 6, 2006, 7:00 p.m. @ 3 Lake Shore Drive.

Meeting adjourned at 11:10 a.m.

Respectfully submitted by,

Judy McCabe
LWBA Secretary



LWBA ANNUAL PICNIC

SATURDAY - SEPTEMBER 9 - 3RD BEACH

*It's that time of year again!!
The annual LWBA picnic.*

We are looking for donations for the tea cup auction.

We also need a few folding tables and a couple of gas grills.

Please RSVP by 9/4, to 642-4933 (leave a message) with your name, how many will attend and if you can bring any items. Please bring a potluck item to serve 10 people.

We will have children's games and prizes.

Picnic begins at 1:00pm - Raindate is Sunday, 9/10.

Members - free Guests - \$5.00

LWBA BOD Meeting
9/30/06, 9 a.m. 3 Lake Shore Drive

Attendees: Ryk Nelson – President
Diane Marquis-Vice President
Dave Pearson-BOD
Judy McCabe-Secretary

Agenda: Tax Collectors Report
Treasurers Report
Beach & Property Maintenance Report
Picnic Report
Signs-Select Vendor
Dock Work Party
Any other business

Tax Collector and Treasurers Reports were not available.

Suggestion was made to send second notices to delinquent members. Ryk will discuss with Dave Gendreau.

Beach & Property Maintenance – Beach Committee has not met this year. Discussion on getting someone to maintain the beaches. We need to get prices for maintenance to discuss at annual meeting. Any quotes are required to have insure.

Discussion of fencing to identify beach property identified a survey would probably be necessary. We need to get information about survey and prices to be presented at the annual meeting.

Signs-Three quotes were received for signs. Each was reviewed. Motion was made by Judy McCabe to purchase signs from Vital Signs. Dave Pearson seconded the motion. Motion is to approve expenditures of \$1,272 (with tax) for the purchase of signs from the Beach and Property Maintenance budget, along with up-to \$200 for bolts and posts.

Dock-Ryk Nelson advised Fox Island residents would remove the dock in mid November.

Other Business

Second Request Letter was received from Jane Erway regarding legal council on by-laws and charter. She has requested a presentation of what they mean to the association. Prices for such service are necessary to discuss at annual meeting. Ryk will respond to her.

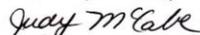
BOD Meeting
9/30/06
Page 2

Boulders on third beach and flowers were discussed. Ryk will speak to Mr. Sundquist regarding removal of boulders that were placed on beach property.

We will be looking at sometime in March to meet again to get ready for Annual meeting. You will be contacted when a date is decided.

Meeting adjourned at 9:48.

Respectfully submitted,



Judy McCabe
Secretary

Board of Directors Meeting May 5, 2007
3 Lake Shore Drive
9:00 a.m.

Attendance:

| | |
|---------------|----------------|
| Ryk Nelson | President |
| Diane Marquis | Vice President |
| Dave Gendreau | Tax Collector |
| Kirk Matson | Treasurer |
| Judy McCabe | Secretary |
| Dave Pearson | Director |

Meeting called to order at 9:15 a.m.

Annual Meeting

Copies of last years' Annual Meeting minutes, Budget Report and Tax Collectors' Report will be copied and available at the 2007 meeting. Kirk will bring the Treasurers' Report and Judy will bring copies of the 2006 Meeting and Tax Collector's Report.

Annual Meeting notice will be posted at the beaches. One member from each property will be sent notice via mail also.

Treasurers Report

Deposits and Taxes match to date. The April statement was received at the meeting and in balance. It was noted that the raffle money from the picnic was still outstanding. The picnic was over budget by 20.26 excluding raffle monies. The invoice for the magician was missing and would be tracked. Property tax needs to be raised this year to cover expenses. John Serbin and Ron Laforge will be this year's auditors. The books were in order and ready to be turned over to them by Kirk M.

Beach and Property Report

Additional \$69.67 was needed for postage for lock combo and \$200.00 for bolts for the beach signs. Kirk motioned and Diane seconded.

Tax Report

A second notice for overdue taxes was sent and a large overdue bill was collected resulting in a good year No new liens filed.

Beach Maintenance

Ryk received a quote on hiring a landscaper. Mowing and raking for the three beach areas - \$300.00 per month and \$600.00 for fall cleanup of beaches. Diane will look into someone who will give us another price. Good beach committee chairman is essential to avoiding this expense.

First beach is already done. There is a beach cleanup party on 2nd and 3rd beach after this meeting. The dock will also be put in.

Ryk solicited for boundary survey per letter received from Jane Erway. Letter sent to Bob Messier in Manchester. Person who did it initially passed away. (copy of 3/12/07 letter requested for the record). Item to be presented at annual meeting.

Legal Review of Charter and By-laws was requested by Jane Erway to educate membership. Ryk contacted Matt Willis by phone with a follow-up letter on 2/6 (copy for the record requested b). A 2/28/06 response was received (copy of letter requested by Secretary for the record), with a total estimate amount of \$600.00 for the task, which included review of By-laws and Charter with a one-hour Q&A session for members. To be presented at Annual Meeting.

New Budget Proposal

| | |
|--------------------|------|
| Liability Ins | 2300 |
| Town Property Tax | 1100 |
| Secretary Fee | 150 |
| Treasurer Fee | 150 |
| Tax Collector Fee | 550 |
| Coll. Expenses | 100 |
| Auditor Fee | 70 |
| Postage/Stationary | 300 |
| BOD Exp | 100 |
| Annual Picnic | 500 |
| Legal Expenses | 700 |
| Misc. Expenses | |
| Emergency Reserve | 250 |
| Beach & Property | 2000 |

Total Budget 8270

Motion to approve budget by Dave G. Seconded by Dave P.

Motion to raise tax rate to \$55 by Dave G. Seconded by Kirk M.

Officer Slate

Ryk Nelson-President
Diane Marquis-Vice President
Judy McCabe-Treasurer=
Dave Gendreau-Tax Collector
Secretary-vacant. (Deb Tubbs may be interested)
Board of Directors has two positions up for renewal—Lenny Tubbs and Dave Theroux Kirk Matson interested in position. Motion made to approve slate by Kirk and seconded by Dave P.

Maintenance

Work needs to be done on the acre building. Request has been made to lower the water so retainer wall maintenance can be done. New agenda items for Annual Meeting.

Members need to be made aware of issues with parking at beaches and boat storage. Ryk to address these issues at the annual meeting.

Motion to adjourn at 10:50 a.m. made by Kirk M. Seconded by Judy M.

Respectfully submitted,

Judy McCabe

Judy McCabe

Secretary

LWBA Association