

2008-2009

Annual Meeting was held on June 1, 2008

LWBA June 1, 2008 Annual Meeting

The meeting was called to order at 1:15 by President Ryk Nelson at the Acre. Several proxies were handed to the Secretary before the meeting for review. Sign in sheets were used to identify members present and proxies on hand.

OLD BUSINESS

President's Report – Ryk thanked the officers and the directors for their support and work during the year. Ryk went over the accomplishments of the year which included the beach cleanup. He also reminded members that work can't be accomplished without the support of the members and hoped everyone would consider volunteering in the future.

Secretary's Report – The minutes of the June 2007 Annual meeting were passed out and a motion was made by Jim Smith and seconded by Jane Erway to waive the reading of the minutes. Motion carried. Motion made by Ryk Nelson to amend the minutes and seconded by Jane Erway. The amendment was that Don Serbin's term was to replace Bill Neal and David Pearson nominated for 2006-2008. Ammendment was approved. Minutes accepted as ammended.

Treasurer's Report – Treasurer, Judy McCabe reported the combined total for savings and checking for the year 2007-2008 is \$5982.44. The motion to accept by Dave Sorenson and seconded by Gil Koss. The treasurer's report was accepted.

Tax Collector's Report – Tax Collector David Gendreau reported collecting \$ 6105 member tax, \$ 145 past due amounts and \$ 26interest for a total of \$ 6276 collected. Motion to accept the tax collector's report was made by John Serbin and seconded by Jim Smith. The tax collectors' report was accepted.

Auditors – Lenny Parmalow and John Serbin found the financial report to be accurate. Need signed statement for the record. A motion was made to accept the report by Gil Koss and seconded by Jim Smith. The auditor's report was accepted.

Committee Reports –

Annual Picnic – no report at this time.

Beach and Property – Jane Erway read her report.

NEW BUSINESS

Budget 2008-2009: Ryk discussed the line item in the budget proposing \$2500 to hire a firm to determine the LWBA property boundary lines. Discussion by members regarding the purpose and need for this item. Motion made by Dave Sorenson, seconded by John Serbin to eliminate this proposal. Motion was defeated 13 to 15. The result is that the line item remained in the budget.

A motion was by Ken and seconded by Diane Marquis to return \$200.00 for expenses for the Board of Directors. Motion was approved.

The motion to approve the budget as amended was made by Jim Smith and seconded by Diane Marquis. Motion was approved to accept the amended budget.

Tax rate for 2008-2009

Motion was made by Dave Gendreau and seconded by Diane Marquis to set the tax rate at \$55. Motion was approved.

Officers nominated and elected for 2008-2009

President	Ryk Nelson
Vice President	Diane Marquis
Secretary	Christy Kelley
Treasurer	Judy McCabe
Tax Collector	David Gendreau

Jane Erway moved to accept the nominations, seconded by Jim Smith. Motion approved.

Directors nominated and elected for the indicated terms

Leonard Tubbs	2007-2009
Kirk Matson	2007-2009
Don Serbin	2008-2010
Dave Pearson	2008-2010

Jim Smith moved to accept the nominations, seconded by Jane Erway. Motion was approved.

Proposal

Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

Dear Lake Williams Beach Association Members;

As some of you may be aware, there have been several long-standing issues regarding parking overnight on Lake Williams Beach Association property, mostly at Beach 2.

The By-Laws (Article 7, Section A-6) state: No overnight (dusk to dawn) parking of any vehicles is allowed on Association property without prior permission of the Beach and Property Committee Chairman, evidenced by a permit to be visibly displayed in the front windshield of the vehicle.

The Board of Directors has instituted the following procedures:

- 1) Any member of the Association may apply for a Lake Williams Beach Association parking permit. The permit application will request information to identify both the vehicles and their owners/members.
- 2) Members will be issued a pass for each vehicle identified in the application.
- 3) Only one vehicle per member will be allowed to park at any Association beach.
- 4) Vehicles without valid permits or multiple vehicles for one member may be fined \$25.00 per Article 1, Section 4 of the By-Laws.
- 5) Overnight parking is first come first serve basis as space permits. Possession of a valid parking permit does not guarantee the availability of space.
- 6) Parking permit applications may be obtained from the Beach and Property Chair, President, or Vice President or any Board of Directors member.
- 7) Permits must be re-applied for by July 15 each year.
- 8) The Lake Williams Beach Association assumes no liability for loss or damage to your vehicle when parked on Association property. Park at your own risk.

Parking permits will be required after July 15, 2008.

Please remember that there are regulations on storing a boat or canoe on an Association Beach. In the By-Laws (Article 7, Section A-13) states that watercraft left on the beach after 9:00 P.M. must be identified with the owners name and lot number (address) prominently displayed. Also in Article 7, Section B, paragraphs 2 and 6: boats and canoes at the beach must be locked and secured. Storage of more than one boat per property owner is not permitted. The Board of Directors request that any boat or canoe be removed for the fall and spring clean-up days.

Sincerely,

Ryk Nelson, President, 3 Lake Shore Drive, 860-642-6680

Proposal

Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

Parking Permit Application

Member Name: _____

Lake Address: _____

Home Address: _____
{If different} _____

Lake Phone: _____ Home Phone: _____ Cell Phone: _____

E-mail address: _____

	Year	Make	Model	Color	Reg. #
Primary vehicles: 1)	_____				
2)	_____				

By signing this application you agree to the terms set forth in the L.W.B.A. By-Laws and rules regarding parking on L.W.B.A. properties.

Property Owners Signature: _____

Approved by: _____

Date: _____

Applications must be renewed annually by July 15.

Proposal

Year: 2008-2009

Member:



Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

PARKING PERMIT

Proposal

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Any other business

Parking regulations

Draft proposal for parking permits was presented to members. Discussion by various members to clarify purpose, need, and details. Motion made by Dave Soreson, seconded by John Serbin to reject the parking regulations. Motion carried. Parking regulations remain unchanged.

Request

Request was made by Dave Sorenson for information regarding the Attorney presentation from August 2007. President Ryk Nelson will provide this information.

Swearing-in

Officers and Directors were sworn in.

Adjournment

Meeting adjourned at 2:30.

Respectfully submitted,

Nancy Tennant,
Secretary

Committee volunteers were appointed for 2008-2009

Beach & property Maintenance: Wayne Hanfield

Annual Picnic: Dave Gendreau

Mile-long tag sale: Diane Marquis

**LWBA TAX COLLECTOR'S
ANNUAL REPORT**

JULY 1, 2007 - JUNE 30, 2008

Taxable Properties

At this time there are 128 taxable properties in the LWBA.

Collections

A total of \$6,276 was collected in taxes and late fees. This represents 110 taxable properties paid in full.

7/1/07 - 6/30/08 Member Tax	\$ 6,105.00
Past Due Amounts	\$ 145.00
Interest	<u>\$ 26.00</u>
Breakdown of Total Amount Collected	<u>\$ 6,276.00</u>

Outstanding Taxes Due

There are currently eighteen taxable properties which represent fourteen owners. The total amount past due is \$2787.00.

Respectfully Submitted

David Gendreau
Tax Collector, LWBA

JUNE 1, 2008

BEACH CHAIRPERSON REPORT FOR YEAR 2007-2008

WE STARTED OUT THE YEAR WITH BEACH AND BEAUTIFICATION OF ALL THREE BEACHES.

BEACH ONE WAS ALREADY DONE BY NEIGHBORS SO NO NEED TO PUT OUR EFFORTS THERE.

SECOND BEACH WAS IN NEED OF A LOT OF ATTENTION, BUT WITH ONLY TWO PEOPLE RESPONDING, ERIC ROHRBACH AND DAVID SPRINGER PLUS ME ON CRUTCHES WE WERE LIMITED TO WHAT WE COULD ACCOMPLISH. I DID ENLIST MY TWO GRANDCHILDREN TO STAIN THE PICNIC TABLE AND BENCH. WE PLANTED SOME BUSHES DONATED BY JUDY MC CABE AND SOME PERENNIALS FROM MY GARDENS.

SECOND BEACH IS USED A LOT BY MOMS WITH SMALL CHILDREN AS IT IS SHALLOW AND THE KIDS CAN SIT IN THE WATER AND PLAY, SO UPKEEP OF IT IS IMPORTANT. RAKING OF THE WATER EDGE ON A REGULAR BASIS IS IMPORTANT AS IT TENDS TO COLLECT A LOT OF DEBRIS.

THIRD BEACH WAS DONE BY LEAH MATSON AND LISA HANFIELD. THEY DID A GREAT JOB EVEN WITH THE WITNESSING OF A LARGE SNAKE EATING A GRANDFATHER FROG.

TWO BENCHES WERE PURCHASED WITHIN OUR ALLOTTED BUDGET. ONE FOR FIRST AND ONE FOR THIRD BEACHES. RYK AND HIS HELPERS PICKED THEM UP IN COLCHESTER AND SET THEM ON THE BEACHES. WE THANK THEM FOR THAT AS IT WAS NO EASY TASK CONSIDERING THEIR WEIGHT. I AM HAPPY TO REPORT THAT THEY ARE BEING PUT TO GOOD USE.

I SUGGEST BUYING SOME TOOLS FOR USE IN MAINTAINING THE BEACHES. A COMMERCIAL RAKE WAS PURCHASED LAST YEAR BUT MORE TOOLS ARE NEEDED. ~~MAYBE WE NEED TO COME UP WITH A CENTRAL STORAGE PLACE FOR THEM SO THEY CAN BE READILY AVAILABLE FOR USE.~~

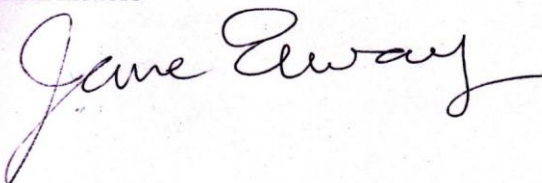
* THE BOAT RAMP NEEDS A GOOD SCRAPING. I DON'T BELIEVE THIS HAS BEEN DONE IN A FEW YEARS.

I SUGGEST A DELIVERY OF SAND TO ALL THREE BEACHES AS THIS HAS NOT BEEN DONE IN FOUR OR FIVE YEARS AND THE BEACHES ARE ERODING. PEOPLE

WITH SMALL CHILDREN USE AND ENJOY OUR BEACHES ON A REGULAR BASIS SO THEY SHOULD BE MAINTAINED.

SO NOW I TURN THE "RAKE" OVER TO THE NEXT CHAIRPERSON AND WISH HE OR SHE "GOOD LUCK"

JANE ERWAY



CHECKING ACCOUNT SUMMARY

	2006-07	2007-08
Beginning Balance	\$ 90.05	\$1,275.68
Revenue from member taxes/fees	\$7,046.89	\$6,276.00
Picnic Revenue	<u>\$ 113.00</u>	<u>\$ 81.00</u>
Total Income	\$8,059.89	\$7,632.68
Expenses (actual from budget)	\$6,908.76	\$5,960.38
Balance	\$1,241.18	\$1,672.30
Petty Cash (deposited into checking)	\$ 34.50	----
Ending Balance	\$1,275.68	\$1,672.30

SAVINGS ACCOUNT SUMMARY

Beginning Balance	\$4,278.70	\$4,294.31
Interest	<u>\$ 15.61</u>	<u>\$ 15.83</u>
Ending Balance	\$4,294.31	\$4,310.14
Total Cash On Hand	\$5,569.99	\$5,982.44
Proposed member tax for 2008-2009	\$ 55.00	

Respectfully submitted,

Judy McCabe
Treasurer

Lake Williams Beach Association
BUDGET

Expenditures	Budgeted 2007-8	Actual 2007-8	Proposed 2008-9
Insurance – Liability	\$2,300.00	\$2,164.68	\$2,300.00
Bonding		114.82	
Town Property Tax	1,100.00	1,056.73	1,200.00
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	100.00	--	25.00
Auditor Fee	70.00	70.00	70.00
Postage/Stationary	300.00	162.70	300.00
BOD Expenses	100.00	--	--
Annual Picnic	500.00	370.19	500.00
Legal Expenses	700.00	600.00	300.00
Professional Services			2,500.00
Beach & Property	2,000.00	571.26	500.00
Emergency Reserve	<u>350.00</u>	<u>--</u>	<u>350.00</u>
Totals	\$8,370.00	\$5,960.38	\$8,895.00

Budgeted vs Actual – (\$2,409.62)

Checking Account Balance –\$1,672.30

Savings Account Balance -\$4310.14

Total on hand - \$5,982.44

LWBA Fiscal Year 7/1/07 thru 6/30/08

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Bank of America	DATE	DESCRIPTION	AMOUNT	CHECKS/WD	TRANSFERS	BALANCE
1141	6/30	Lebanon Tax Collector - Property Tax VOID	659.82			1275.62
1142	6/30	VOID				615.86
1143	7/15	Wilcox & Reynolds LLC - BAD Bonding Ins	114.82			501.04
	7/19	DEPOSIT - Tax	1952.50			2403.54
	8/6	DEPOSIT - Tax	2730.00			5133.54
	9/22	DEPOSIT - Tax	1267.00			6401.54
1145	9/08	Nancy Whitehead - Picnic Crown	300.00			6101.54
1147	9/08	Dave Gendreau - postage	57.40			6158.94
1148	9/08	Nancy Whitehead - at nm				6158.94
1149	10/21	Lee Matson - picnic	170.19			5988.75
1149	10/21	Branse Willis Knapp - Atty - Bylaw interpret.	600.00			5388.75
1149	10/21	Timothy Riley - Beach (lunches)	75.00			5313.75
1149	10/21	Jane Erway - Beach (benches, rakes, sah)?	371.26			4942.49
1149	11/08	DEPOSIT - picnic raffle	81.00			5023.49
1149	11/08	DEPOSIT - Tax	376.00			5399.49
1150	1/29/08	Town of Lebanon - Taxes	396.91			5002.58
1151	4/24	Daughter's Ins. - 1115 5/1/08 - 4/30/09	2164.88			2837.70
1152	4/24	Postmaster - po box 52	52.00			2785.70
1153	4/24	Dave Gendreau - Tax Coll. Fee	550.00			2235.70
1154	4/24	Judy McCabe - Treas. Fee	150.00			2085.70
1155	4/24	Ryk Nelson - Acre Repair - 1/2 Sec. Fee	75.00			1910.70
1156	4/24	Nancy Tennant - 1/2 Sec - Fee	75.00			1835.70
1157	4/24	Ryk Nelson - Acre Repair	125.00			1710.70
1158	4/24	Postmaster - Postage - Annual Htg. Notice	53.30			1657.40
1159	4/29	Checking Acct. Bal. \$1,742.30 - 70.00				1487.40
1160	4/29	Savings Acct. Bal. \$4310.19				1917.59

Transfers
 Deposits

1,742.30
 4310.19

1679.30

Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

Board of Directors Meeting
Saturday, January 31, 2009

Attendance: Ryk Nelson, Diane Marquis, Dave Gendreau

The meeting was called to order at 10:05

Topic: Re-evaluation:

Discussion was held. Thanks to Judy McCabe the rates for the three beaches were lowered in value.

Unfortunately, the rate for The Acre is more than double the previous assessment. The date to file an appeal is March 20, 2009. Without a private appraisal is there any basis for an appeal? The effect of the increase value on taxes won't be known until the property tax rates are established which is done after the Town of Lebanon budget has passed. Is the increase significant enough to merit an appeal? Could the development rights be deeded to the Town to lower the assessment?

No action was taken.

Topic: Newsletter or web page:

Ryk will ask for volunteers in the notice for the annual meeting.

Topic: need for improvements at the three beaches

Ryk will set up a meeting with Wayne Handfield and the Board to plan for the upcoming season.

Meeting adjourned at 10:28 a.m.

Next Board meeting is Thursday, April 24 at 7:00 at 3 Lake Shore Rd.
Adjournment: 8:13 p.m.

Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

Board of Directors Meeting

Thursday, April 9, 2009

Attendance: Ryk Nelson, Diane Marquis, Dave Pierson, Kirk Matson, Judy McCabe

The meeting was called to order at 7:15

Beach priorities

1. Install dock
2. Spring clean-up
3. Improvements and repairs

Spring clean up and dock installation scheduled for Saturday, April 18 from 8-12. Judy will post notices and pass out flyers. Wayne Handfield was not present so Ryk will meet with him before the next board meeting.

Survey

Bob Messier has not responded to Ryk's letter. Diane spoke with him and work has been done and he will be ready with a report as scheduled at the end of April. Diane will contact him to attend the next Board meeting.

Slate of Officers and Directors

Judy would like to move up to President. Diane is willing to continue as vice-president. Dave will remain as tax collector. Will Christy be secretary? The treasurer spot is open.

Dave and Don are willing to continue as directors. Kirk will take on another 2 year term.

Ryk is willing to be either treasurer or a director, but prefers director if a treasurer can be named.

To be included in the annual meeting announcement

1. Note from Ryk seeking volunteers in putting together a newsletter or website.
2. Explanation from Ryk about the survey parts 1 and 2
3. Proxy form

Reevaluation

The acre has been re-assessed at \$51,000 (from \$21,000). It appears that the impact will be about \$5.00 per member so taxes will be raised to reflect this additional cost.

Request

Jane Erway asked if the lake Williams Beach Association would join the town in celebrating Earth Day for roadside clean-up. The Board liked the idea and will include it as part of the beach cleanup work day.

Next Board meeting

Agenda: finalize agenda for the annual meeting

Select slate

Close the books

Meeting date: either Friday, May 1 at 7:00 or Sunday, May 3 at 10:00 depending on Bob Messier (surveyer)'s availability.

The meeting adjourned at 7:50 PM

Lake Williams Beach Association is joining the Town of Lebanon to Celebrate Earth Day

Taking care of our world and preserving it for the future begins at home. When the snow melts the litter blossoms along roads. Please help us make Lake Williams litter free and clean. Get involved!

When: Saturday, April 18th (Rain or Shine)

Where: 1st Beach

Time: 8:00 a.m. – 12 noon

We are adopting Lake Williams Drive and Lake Shore Drive to do our part in cleaning up the trash. Bags will be provided for trash pick up.

Our three beaches need to be cleaned, along with putting the dock in for the season.

Many hands make light work!! Working can be fun when we all work together. Bring your gloves and rake. Donate whatever time you can. Everyone can help. Pick it up! Bag it up! Together we can make a difference!

Additional Earth Day Information

*On April 18th any bagged trash may be brought to the Transfer Station and deposited at “no Charge.” In exchange, residents will be given a free tree seedling.

*From April 1-22 residents who collect and bag trash may leave the bags roadside. Call the Selectmen’s Office at 642-6100 to report the location for pick up.

This is a great opportunity to Clean it Up.

Lake Williams Beach Association

PO Box 52, Lebanon, Connecticut 06249

Board of Directors Meeting

Friday, May 1, 2009

Attendance: Ryk Nelson, Kirk Matson, Judy McCabe, Christy Kelley, Bob Messier. Diane Marquis by telephone conference call.

The meeting was called to order at 7:00

Survey project:

Bob Messier made his presentation on the survey, phase 1.

Motion to accept the phase 1 reports was made by Kirk, seconded by Judy. Motion was approved. Motion to authorize payment for the balance of phase 1 survey in the amount of \$1750 was made by Kirk, seconded by Judy. Motion was approved.

Bob Messier presented the next stage of the survey phase 2. Motion to recommend to the membership at the annual meeting that the survey project be continued with funding not to exceed \$2,500 was made by Diane, seconded by Kirk. Motion was approved.

Kirk and Bob Messier left the meeting at 8:10.

Beach and property maintenance:

The beaches are in poor condition because of the winter ice and recommend that next year's budget be funded at the full amount of \$2,000.

Mile long tag sale:

The Board agreed to recommend to the membership at the annual meeting to sponsor the mile long tag sale.

Discussion was begun on the slate of officers and budget, but tabled for the next board meeting.

Meeting adjourned at 8:45.

Next board meeting is Tuesday, May 12 at 7:00 at 3 Lake Shore Drive.