

2001-2002 part 3

A meeting of Lake Williams Beach Association Board of Directors was held on the 17th of November 2001 at the Lebanon Community Center. Robert Hathaway, President, called the meeting to order at 10:08 a.m.

Board members present: Lenny Swanson, Jane Sleath, April G. Schultz, Dave Sorenson, Bob Hathaway, and Mary Anderson. Absent: Gil Koss, Marcel Jacques, and Joe O'Keefe. Also in attendance Ron Steinhilber.

Secretary's Report: the minutes of the previous board of directors meeting held on August 18th were read. Corrections:

- 1) The name of Jane Sleath [REDACTED] should be added to those in attendance.
- 2) Page 4 - Paragraph reading "Requests made by individuals to have policeman present" - The Cost of constable should read \$17 per hour.
- 3) Page 4 - Paragraph reading "Sorenson - newsletter be done - spelling out" should be clarified and read Newsletter should be used as a vehicle for spelling out how permission should be given for such things as parking, etc.

With no other corrections or additions a motion was made by Dave Sorenson to accept the minutes as amended, 2nd by April Schulze. Vote unanimous.

Treasurer's Report - In the absence of Gil Koss no report given.

Tax Collector's Report (see attached). Received to date \$4,670.44 (109 out of 140 paid) Uncollected \$827.40 from this year (19 units not paid) A discussion took place on the placing of liens - and that liens should be placed where appropriate. Ron Steinhilber said that he had placed liens when he was tax collector and that those records need to be located through either Serbin or Koss. Jane Sleath moved the Treasurer's report be accepted. 2nd by Anderson. Vote: unanimous

Committee Reports:

Hathaway commented on the newly painted Lake Williams sign entering the lake area and thanked Ron Steinhilber for his work. Hathaway said it also spoke with Karl Braun about making a Lake Williams Beach Association sign for the newly acquired property near the acre. (He and Otto Koenig were responsible for the last sign made). If they have time they may do one over the winter.

Thanks again were expressed to Jane Sleath for her work on the picnic, which was a success. In turn Jane expressed her appreciation to thanked Nancy Viccaro, Dottie Gierula the Moorcroft's for their efforts on the raffles which turned out to be moneymakers.

Hathaway recognized the exceptional work done by the Moorcroft's again this year with regard to the tag sale (See attached report) a profit of \$50.30 was realized.

Hathaway reported that a meeting had been had with the owner of the Winthers Riding Stables on Leonard Bridge Road and the problem has been resolved (a look at the map

showed they are not members of the LWBA) and they are no longer are using association property as a pass through.

The issue of septic systems and Health and Sanitation was discussed. Complaints with regard to this should be referred to the State Health Official for the town of Lebanon and surrounding area.

The increasing problem with the discharging of firearms within the lake area was discussed. Several residents have reported it to the state police and have filed complaints. Discussion followed. Decided that if the problem persists and state police take no action that a meeting be set up with the higher ups at the state police barracks to discuss the problem and bring it to proper resolution.

It was noted that when persons call the barracks they should ask for the name and keep a record of the officer they speak to. The number for the barracks in Colchester is 537-7500.

Parking - a letter from Leonard Tubbs, William Neal and Jeff Bennett has been received regarding permanent parking privileges on second beach (see attached).

Hathaway asked to go on record as not ever having received even one telephone call from any of the parties in question asking for permission for such parking although he has received three or four threatening letters in months past from attorneys on there behalf over this question. Ron Steinhilber also said that the individuals in question had not come to him to obtain a permit. Again, contact has been through such communications. Discussion followed.

Dave Sorenson made a motion that we respond to the communication. 2nd by Lenny Swanson. Vote Unanimous. The members of the board took time to collectively draft a response to be sent (see attached).

By-law revision - It was the consensus of board members present that when by-law revisions are presented for consideration that they spell out that parking on second beach should be temporary.

Post Office Box - Discussion on whether it serves a useful purpose. April Schulze said that the main reason for the box was to have one central address for correspondence to come to rather than changing addresses each time someone new took office. (Gil Koss has two keys to the box) Decided: Gil be contacted and a key be given to Jane Sleath, Vice President, who now lives on the lake year round so that she can check the box on a weekly basis and disseminate the mail.

Safety Deposit Box - for important documents (such as deeds) - Presently documents are scattered in different places. Decided - to look into the cost of a box and to see which banks have such a service and present for discussion and consideration at the annual meeting of the association.

Clearing of the newly acquired property next to the acre and property transfer - Hathaway said that he was going to get a group together to start clearing the property but decided it best to wait until after the annual meeting so that there isn't a problem with those individuals who might say that it had not been agreed upon by the membership. Property Transfer - The attorney was not able to combine the acre and the newly acquired lot into one because there was some question about the access road to the acre (ownership) that could not be legally determined without an in-depth title search being done on the acre. When Attorney Woodward drew up the original map, for some reason, he failed to include the access way as part the parcel. Because of the uncertainty the attorney would not consolidate the property without a more in-depth search.

Association Insurance - Hathaway presented a "policy specimen" from Scottsdale Insurance Company that had been requested by Gil Koss at the previous meeting so that we could make a comparison of benefits with that of our present policy with Nautilus Insurance. A review showed that benefits appeared to exceed our present policy for a much lower rate. It was decided that if Scottsdale was still willing to go with their original quote (this was in question because of the length of time that has elapsed) insurance carriers be changed. Dave Sorenson made a motion to authorize President Hathaway to transfer our insurance from Nautilus to Scottsdale at his discretion. 2nd - April Schulze. Vote -unanimous.

Hathaway reported that the Flood and Erosion Control Board had turned down the request made for a lake draw down this year (see attached minutes). Discussion followed. Hathaway suggested that in the future perhaps an ad hoc committee be formed of interested and/or affected property owners rather than have the problems that were created within the membership by this request.

With no other business to come before the group, Dave Sorenson moved for adjournment - 2nd April Schulze - Vote unanimous. The meeting adjourned at 12:32 p.m.

Respectfully submitted



Mary Anderson
Secretary

On April 22, 2002, a meeting of the Lake Williams Beach Association Board of Directors was called to order at 10:10 a.m. by President Bob Hathaway. Place: Lebanon Community Center (Junction Rt 87 - 207 Lebanon).

Board members present: Jane Sleath, April G. Schulze, Dave Sorenson, Bob Hathaway, Gil, Koss, Joe O'Keefe and Mary Anderson. Absent: Lenny Swanson, Marcel Jacques.

Also present: Ron Steinhilber, Doris Steinhilber, David Schulze and Jane Erway.

President Hathaway introduced and welcomed Jane Erway, a new association property owner. He also thanked the members of the board for their outstanding work during the past year and said that much had been accomplished.

SECRETARY'S REPORT: Anderson read minutes. Under section on Tax Collector - 2nd from last line strike the word Treasurer's and insert Tax Collector. Under Board Members present - spelling should be Schulze (not Schultz). Motion to accept as amended by Jane Sleath, 2nd by Dave Sorenson. Vote to accept unanimous.

TREASURER'S REPORT: Gil Koss - (see attached). Only totally accurate numbers are Savings Balance \$5,133.21 - and checking \$843.70 - Other numbers are approximations. "Operating Deficit" - we spent more than we took in. Motion to accept - Jane Sleath. 2nd by Dave Sorenson. Vote to accept - unanimous.

TAX COLLECTOR'S REPORT: Dave Sorenson (see attached)

Anticipated receipts	\$4,560.00
Other receipts	404.94
Total	\$4,964.94

Uncollected \$627.40 for this year - expects to collect without a problem. 5 homeowners are behind more than a year on their taxes (most are lots) Hathaway suggested liens be placed on the property. Sorenson will be going to town hall and putting liens on shortly. Motion to accept - Mary Anderson 2nd by Gil Koss. Vote to accept - unanimous.

COMMITTEE REPORTS;

BEACH AND PROPERTY COMMITTEE - Ron Steinhilber.

Sand needed on both 1st and 2nd beach - also 2nd beach needs work.

Discussion: A meeting of the Beach Committee should be held.

Cost of sand is about \$9.50 a yard - 16 yard in a big truck - approximate cost of \$152.00. There is money already allocated to the beach committee.

Cove needs to be cleaned out - back hoe - getting shallow.

Mary Ann Sadowsky has not given a determination as to ownership.

Recommended that we go to 1st Selectman Dan McGuire to find out who owns the cove and the flowage rights. Dave Sorenson suggested that a letter be sent to the Board of Selectmen stating that Mary Ann Sadowsky said that she was unable to establish ownership of the cove and stream (town vs. lake residents) and request

1) that Selectman McGuire make such determination, 2) ask McGuire to come and view and meet with the board of directors.

Koss made a motion that we fund the purchase of sand for use on the beaches at an amount not to exceed \$500. 2nd by O'Keefe Vote - unanimous

Discussion on Bulletin Board/Signs - one for the new lot near the acre and also one for 3rd beach. Will look into.

OTHER COMMITTEE REPORTS - None

OLD BUSINESS:

INSURANCE: Hathaway reported that he didn't act to change insurance companies last fall because the penalties were we to drop the insurance half way through would not have made it worth our while, instead he had the insurance company recalculate the cost in March. (At about the same time the association had received notice from our old carrier in Springfield that our rates were going up.) Scotsdale came through with the same price quote \$1,800 and change which saved the association about \$1,100 in premiums - while at the same time increasing out liability to a million dollars.

Hathaway also recommended that in the future policies should be reviewed every 2 to 3 years to be sure that we are getting the best deal. As in this case it may pay to go out and look around.

BY-LAWS: Discussion. Suggested was made that we mail to remaining members. While it would be a lengthier meeting maybe the by-law revisions should be done as part of the annual meeting.

Discussion took place on renaming those by-laws that may require enforcement by the town law enforcement - ordinances. Schulze questioned - wanted to know what the difference would be.

It was reiterated by Hathaway/Anderson what had been said when Law Enforcement Committee met with the town's resident state trooper. It is his preference as courts are more likely to enforce - ordinances.

~~Motion~~ Koss to table issue to another meeting of the Board of Directors called specifically for the purpose of reviewing by-laws in that board recommends by-law changes to the membership. 2nd - O'Keefe. Vote unanimous.

NEW BUSINESS - Discussion on the poor condition of the road down the other end of the lake near the inlet. Decided this was not within the jurisdiction of the association but a town matter.

NOMINATION OF OFFICERS FOR COMING YEAR - Terms of Office for Marcel Jacques - Lenny Swanson's on the Board of Directors will be expiring this year and need to be filled. Motion made by Anderson that Bob Hathaway put together a 3 member nominating committee to find out who will run and make recommendations. 2nd - Koss.
Motion carried with a unanimous vote.

TAG SALE: A motion to set the date for Saturday, July 6th was made by Jane Sleath, 2nd by Koss. Motion carried with a unanimous vote.

PICNIC DATE: After discussion, motion made to set the date for August 3rd made by Anderson - 2nd by Sorenson. Motion carried with a unanimous vote.

NEW BUSINESS:

Koss - recommendation for tax assessment for this year.

Expenses are the same. If assessment stays at \$40 - we would lose about \$300 to \$400. Discussion.

Motion made by Koss to propose a \$40 per member tax. 2nd by Schulze.

Motion carried with a unanimous vote.

Hathaway - Closing of Books - needs to be done 1st week of May.

Hathaway appointed Kent Sleath and April Schulze to be the two auditors to review the books.

Discussion took place on the meeting place for the annual meeting (Acre vs. a town facility). There was a clear consensus that moving the meeting place to indoor town facility - if one is available - would be desirable.

A motion was made by Dave Sorenson that the annual meeting be held as designated by charter on June 2nd - time 1:00 p.m. - at the Fire Safety Complex on Goshen Hill Road - or other town facility that might be available on that day. 2nd - Anderson. Motion carried with a unanimous vote.

Motion to adjourn at 12:10 was made by e Sleath. 2nd - Anderson
Motion carried.

Respectfully submitted,



Mary Anderson
Secretary

LAKE WILLIAMS BEACH ASSOCIATION

NEWS LETTER

May 2002

Greetings to all LWBA Members!

As we approach another summer season at Lake Williams I want to thank all those who provided help and support to our association this past year. I would like to take a moment to highlight some of the accomplishments:

1. Our "Picnic Committee" led by Jane Sleath, put on a very successful picnic that saw between seventy and eighty members, relatives and friends in attendance. The committee did not request funds from the association and turned over a surplus of \$150.00+ to the association.
2. The "Tag Sale Committee" led by Mr. & Mrs. David Moorcroft also realized a surplus after advertising expenses and turned over a surplus of \$50.00+ to the association.
3. The association purchased the lot adjacent to the "the acre" for just over \$2000 including closing cost. This puts us very close to having a two acre parcel at that site.
4. Reviewing and obtaining other estimates on insurance for the association we have found a new carrier who has reduced the current insurance proposal for 2002 -2003 from \$2900.00+ to approximately \$1850.00 saving us over \$1000.00 for the coming year. We have also increased coverage while dropping the cost.

I want to take this time to thank all the officers, committee chairman and committee members for all their hard work and support, it has been a very fruitful year. I also wish to thank all the members who have contacted me with thoughts and ideas for the association. I want to give a special thanks to our secretary - Mary Anderson for an outstanding job performance as our secretary.

The Annual Meeting of the Lake Williams Beach Association will be held on Sunday, June 2, 2002 at 1:00 P.M. - See page 2 for additional details.

Respectfully,

Robert A. Hathaway
President - LWBA

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BOARD OF DIRECTORS

MARCEL JACQUES
JOSEPH O'KEEFE
APRIL SCHULZ
LENNY SWANSON



On May 29th, a meeting of the LWBA Nominating Committee for 2002 was held at the Lebanon Community Center, Rt 207 - Lebanon.

Called to order at 6:35 p.m., by Bob Hathaway, President - those in attendance were Phil Godeck, Sr., Dave Sorenson, Robert Hathaway and Mary Anderson (Secretary).

Hathaway reported that two directors seats are expiring Marcel Jacques and Len Swanson. No one had called to express and interest in filling any position or vacancy and an outreach effort had been made to get members involved by filling a position but most seem to be caught up with family commitments and their own personal lives.

The committee reviewed the list of members.

It was decided that the committee would recommend for election the same slate of officers - who had consented to be nominated for reappointment.

Len Swanson said that he would be willing to serve another term on the Board of Directors.

Phil Godeck, Sr. said that he would be willing to submit his name to fill the position being vacated by Marcel Jacques.

With no other business to come before the group the meeting was adjourned at
7:30 p.m.

Respectfully submitted,



Mary Anderson
Secretary LWBA