

2001-2002

Annual Meeting was held on June 2001

The annual meeting of the LWBA, held at the American Legion Hall (Rt 207 Lebanon) was called to order at 1:15 p.m. with President Robert Hathaway presiding (agenda attached).

Doug Kuziak asked President Hathaway why meeting was being held at the American Legion Hall rather than the acre in keeping with past meetings. President Hathaway stated that he had made announcements at previous meetings with regard to seeking an alternate meeting site that would be better suited to meet the needs of those with disabilities and the elderly, with adequate parking, bathroom facilities and protection from the elements. No one objected, in fact the response he had received was favorable. Kuziak stated that in that the meeting place was never voted upon by the board of directors he wanted the meeting adjourned and moved back to the acre.

President Hathaway responded he had never had a call or email from the board members inquiring about the change and distributed copies of a fax that had been sent to him (attached) two days previous. It said that a poll of board of directors members had been conducted and based on the poll it was the opinion of the board members that changing the annual meeting location will only inconvenience the membership and that the annual LWBA business meeting location must be conducted at "the Acre" as has been traditional. President Hathaway questioned the conduct of board members in conducting business without legally warning and conducting an open public meeting.

Mary Anderson asked for the floor. She stated that she had written President Hathaway weeks previous requesting under the American With Disabilities Act and State Election Laws that a more accessible meeting place be found for the annual meeting. In the past four months she had her two heart procedures and the acre posed problems not only for her but others who have similar problems and the elderly. She also requested that Mr. Hathaway keep her medical history confidential and thanked him for so doing. She said that for obvious reason she needed at this time to come forward with this information. Kuziak made a motion to move the meeting back to the acre. President Hathaway asked for a hand vote as to whether the meeting should stay at the American Legion or be moved back to the acre. There was overwhelming support for staying at the hall.

Secretary Jacques did not have with her a copy of the minutes of the year 2000 annual meeting. Mary Anderson made a motion to dispense with the reading of the minutes until the next scheduled meeting of the L.W.B.A. Motion seconded by Valerie Bossie. Motion carried with a unanimous vote.

Dave Sorenson gave the Treasurer's report in the absence of Gil Koss, Treasurer (see attached) Motion to accept was made by Nancy Viccaro. 2nd by Jane Sleath. Motion carried with a unanimous vote.

President Hathaway reported that April Schulz and Kent Sleath had audited the Treasurer's books. Kent Sleath gave report. Books were separately audited by he and April Schulz and were found to be in order. Motion to accept by Mary Anderson. 2nd by Rick Nelson. Motion carried with a unanimous vote.

Tax Collector, Dave Sorenson, gave his report (see attached).
Motion to accept – Rick Nelson. 2nd Dawn Jacques.
Vote to accept Unanimous.

President Hathaway said that there would be no formal committee reports. He commended the entire membership for coming forward and volunteering to fill so many committee positions. He described the past year as one of progress and said that should he be re-elected he would work hard to continue to build on those efforts.

Old Business:

The request for reimbursement of the outstanding balance of \$70.80 for overage spent on last years picnic. Motion made to pay by Rick Nelson. 2nd Debbie Tubbs.
Motion carried with a unanimous vote.

President Hathaway spoke of the positive growth of the association over the past year. He read a letter from Joseph Badeau regarding Lot #173 adjacent to the Lake Williams Association Acre Lot entrance which is 50' X 125'. Mr. Badeau would like to offer the association exclusively, the sale of this property for the sum of \$1.5000 free and clear. (added expenses to be absorbed by the buyer, such as closing costs, etc). The offer is effective until September 1, 2001 at which time a commitment or rejection to this offer is expected. Discussion followed. Stanley Gierula said that the acre is about one and one-quarter acre in size and combining both properties would not bring us over the 2-acre lot size. The consensus was that this would be a good move on behalf of the association. President Hathaway said he would need to bring it to a special meeting in the near future but wanted to check first with an attorney on the particulars that would need to be followed. There was overwhelming support to pursue this matter. Mr. Badeau himself addressed the membership.

President Hathaway brought before the group Doug Kuziak's request to permit the launching of Jet Ski's by members only at 2nd Beach. Dawn Jacques spoke saying she would also like to see the launching of boats at 2nd beach limited to members only. She said that many individuals who are not members/guests are launching boats in the area and she is tired of monitoring the beach for violators. Discussion followed: charge a fee for each guest who launches a boat in the area, members need to be present whenever a guest launches a boat, a carding system which would restrict the access to members/guests only.

President Hathaway said that all of the above would be presented as options for by-law revision. A meeting for this purpose will be called in the near future. This request calls for by-law revision and must be treated as such. It cannot be voted on at this meeting.

Dixie Sorenson spoke to the issue of clean boats and weeds being dragged into the lake making an access court for invasive weeds being brought into the lake. This was tabled for future discussion.

President Hathaway brought before the membership Doug Kuziak's request for to acquire insurance to cover the consumption of alcohol on LWBA properties at both meetings and other functions. Costs for such insurance are prohibitive. When functions take place riders on policies can be explored if an when needed. There was no further discussion.

President Hathaway reported that Dixie Sorenson spoke to the selectpersons about chemicals to be utilized in an attempt to control milfoil. In discussions that followed Selectwoman Okonuck said that they are looking at another taxing district to pay for chemicals to be used in the lake. She asked President Hathaway if he (or a representative from the Lake Williams Beach Association) would be willing to sit down at the table and discuss with representatives from Friends of Lake Williams and Selectpersons to talk about the possibility of forming another taxing district. Hathaway told the membership that from those individuals he has spoken with thus far, he has yet to have one person from our side of the lake support such a measure. He further stated that he feels that the LWBA needs to be at the table to know what is going on. Members further agreed that we need to know who will comprise the body (directors) and who would appoint the committee. Rick Nelson made a motion that representation on such board be pursued. 2nd Mary Anderson. Vote Unanimous.

Mary Anderson suggested that former State Representative Fred Gelsi who negotiated the bonding deal for the Connecticut General Assembly on the purchase of the dam and who, at that time, set as a condition for giving the bonding money to the town the provision that the people in the lake area would not be singled out again to pay for expenses on the lake be invited to attend this meeting. She said that Gelsi, in meetings she attended with town representatives present (Selectperson Okonuck, Harold Lieberman, Bud and Robert Hathaway, and others) stated that the town, which would now own water and flowage rights and deeded property associated in the agreement, would have to assume all future costs associated with the lake. It was under such terms that he (Rep. Gelsi, as Chairman of the Bonding Subcommittee) moved forward with the grant.

Discussion took place on the use of 2-4D in the lake and its possible adverse effects on wells and health and the use of carp as an alternative to chemicals. Bill Neal questioned whether this matter could be discussed in that the jurisdiction of the LWBA stops at the waters edge. President Hathaway clarified that we were not discussing the weeds in the lake per se; we are and can discuss the chemicals that could leach into the lake and subsequently the

wells as a result of chemical treatments. Health Care concerns are the jurisdiction of the Health and Sanitation Committee.

Dave Sorenson who was acting on behalf of Treasurer Gil Koss presented the Budget proposal for the year 2001-'02.

The \$700 appropriated for picnic was discussed. Dave Sorenson said he found the amount to be out of line and pointed out that it represented roughly \$10 out of every tax payment made adding that there are those who cannot go to the picnic and do not benefit from this at all. He further objected to last years picnic over-spending. Jane Sleath said that the picnic brings camaraderie. She would like to see it continue, that perhaps people can bring more in order to hold down costs. It was stated that last year the side of beef was wonderful, but hamburgers and hot dogs would be sufficient.

Dawn Jacques made a motion to do away with the picnic - remove the \$700 line item from the budget. 2nd by Zane Mercier. Further discussion followed on keeping the tradition (Jane Sleath), needing to figure out what we want, then fund; such things as DJ's, children's entertainment. etc. (Debbie Tubbs). Rick Nelson made a motion to move question. 2nd by Dave Sorenson. It was moved and seconded that the \$700 line item be removed. Motion carried with a unanimous vote.

The chair entertained a motion to put \$300 in the budget to be used as seed money for a picnic made by Dorothy Gierula. 2nd Jane Sleath. Motion carried with 2 objections (Debbie Tubbs, Dawn Jacques).

Stanley Gierula made a motion to accept the budget as amended. 2nd by Doug Kuziak. Motion carried with a unanimous vote.

President Hathaway brought before the membership the petition requesting removal of the Friends of Lake Williams sign on 2nd Beach. President Hathaway said that he spoke with Selectwoman Okonuck who went back and forth with regard to her having granted permission for placement of the sign. She said she told him that someone needs to talk to Mary Ann Sadowsky (zoning officer), as this is a zoning issue. Lenny Tubbs asked why everyone was so dead set against the sign. He felt it was because it was a friends sign. Discussion followed on placing name of Lake Williams Beach Association on signs, precedent being established, keys held by Tubbs and Serbin for anyone who might want to place something on the board. It was decided to leave sign in place at this time.

Tax rate was discussed. Motion made by Zane Mercier to maintain \$40 tax rate in light of possible property purchase. 2nd Kuziak. Motion carried with a unanimous vote.

President Hathaway reported that the nominating committee met yesterday, June 2nd. He stated: as president one accomplishment he was most proud of is the openness of his administration. He said he waited to meet until the last minute to ensure that anyone who wanted his or her names placed in nomination would have that opportunity. He was happy so many showed interest in running for office and thanked all for their involvement.

HE then explained the voting process: Proxies had been given to the secretary prior to the beginning of the meeting as required by charter. Tabulations had been made as to the number of votes to be cast by each individual. Voting members will come forward to get pre-prepared paper ballots upon which to cast their vote. If any nominations are forthcoming from the floor they will be added to the ballot. When ballots have been completed they are to be deposited in the basket on the table and will be counted by Dixie Sorenson and James Viccaro who had been appointed official counters.

The president extended his deep appreciation for preparing the ballots and getting them copied, working late into the night in order to get this done, to Dave and Dixie Sorenson.

Dave Sorenson announced that 28 proxies had been presented and that 36 people, who are eligible to vote, are in attendance making the total number of votes eligible to be cast 62.

President: Nominations Robert Hathaway
Deborah Tubbs

No nominations from the floor. Stanley Gierula moved that nominations be closed. Motion to accept: Mary Anderson 2nd: Jane Sleath

Robert Hathaway 47 Deborah Tubbs 14 1 vote not cast (LaForge - left)
Robert Hathaway - President

Vice President: Nominations Jane Sleath
Russell Smith

Debra Tubbs (removed named from nomination)
No nominations from the floor. Rick Nelson moved that nominations be closed. 2nd by Anderson. Motion to accept: Stanley Gierula 2nd Valerie Bossie.

Jane Sleath 43 Russell Smith 17 Debbie Tubbs 1
Jane Sleath - Vice President

Secretary: Nominations Mary Anderson
Zane Mercier

No nominations from the floor. Stanley Gieurla moved that nominations be closed. 2nd Rick Nelson. Motion to Accept: Jane Sleath 2nd: Nancy Viccaro

Mary Anderson 44

Zane Mercier 17

Mary Anderson - Secretary

Treasurer: Nominations Gil Koss

No nominations from the floor. Stanley Gieurla moved that the Secretary cast one ballot for Gil Koss as Treasurer

Gil Koss - Treasurer

Tax Collector: Nominations Dave Sorenson

No nominations from the floor. Nancy Viccaro moved that the Secretary cast One ballot for Dave Sorenson Tax Collector.

Dave Sorenson - Tax Collector

Board of Directors Nominations Joe O'Keefe

April Schulz

Lenny Swanson

Tom McNally

Tom Gulliksen

Zane Mercier

Russell Smith

Wayne Handfield

No further nominations from the floor. Mary Anderson moved nominations be closed. 2nd Jane Sleath

Joe O'Keefe 32 April Schulz 33 Lenny Swanson 8 Tom McNally 4
Tom Gulliksen 8 Zane Mercier 12 Russell Smith 13 Wayne Handfield 10

Board of Directors Joe O'Keefe and April Schulz

2003

2003

President Hathaway asked for a reading as to what the pleasure of members would be to hold meetings away from the acre. The majority said that they would like to continue to do so.

Baron & Pease 16.3 WHITE 016.3 GREEN	Trans Date	Deposits	Transfers CRs/Withdrawals	Checking Acct. Balance
1				
2				1337.25
1015	6-14-00		X 24.00	1313.25
1016	6-14		X 25.00	1288.25
1017	6-14		X 25.00	1263.25
6	6-16	X 129.90		1393.15
1018	7-7		X 15.36	1377.79
8	7-11	X 870.00		2247.79
9	7-13	X 1000.00		3247.79
1019	7-23		X 232.14	3015.65
11	7-25	X 780.00		3795.65
12	7-31	X 1142.00		4937.65
13	8-3		X 37.00	4900.65
*14	8-10	X 3630		4936.95
*15	8-15	X 542.00		5478.95
1020	8-12		X 300.00	5178.95
1021	8-13		X 400.00	4778.95
1022	9-22		X 66.91	4712.14
19	10-20	X 35.00		4747.14
20	12-15	X 70.00		4817.14
1023	12-20		X 45.70	4771.44
1024	5-6		X 8.67	4762.77
1025	5-6		X 2540.72	2222.05
1026	5-6		X 500.00	2222.05
1027	5-6		X 100.00	1722.05
1028	5-6		X 100.00	1622.05
1029	5-6		X 100.00	1522.05
1030	5-6		X 41.14	1480.91
*29	2-15	X 38.00		1518.91
30				

Saving Acct Bal \$5463.62
 Checking Acct Bal \$1337.25
 POSTMASTER - Lebanon - Box 52
 April Schultze - Auditors fee
 Tom McCallally - Auditors fee
 Membership TAX - Edna Werner #3262 13263
 John Serbin - Printing exp.
 Dep - Member Fees
 Dep. - Transfer from Savings Acct.
 TAX Collector - Lebanon Prop. Taxes
 Dep - Member Fees
 Dep - Member Fees
 Bank Charge Back for NSF Check
 Dep - Tag Sale Proceeds - Less Exp.
 Dep - Member Fees
 Into the Groove - D-I Picnic
 Marcel Jacques - Reimb./Picnic
 Gilbert Koss - Expense
 Dep - Member Fees
 Dep - Member Fees
 Robert Huthwoy - Printing
 Gilbert Koss - Reimb for Suppl. Town TAX
 Palmer Goodell - Lic. Insurance Premium.
 Voided
 Dave Sorenson - Tax Coll. fee
 Dawn Jacques - Secretary's fee
 Gilbert Koss - Treasurer's fee
 Dave Sorenson - Tax Coll. Exp.
 Member Fee

Lake Williams Beach Association List Of Property Owners
2001 Annual Meeting

1 of 5

	LWBA Lots	Names
001	270, 271	Russell R. Amberg
002	169, 170	Mary Anderson
003	246	Gloria, Harley & Linda Atkins
004	212	Vincent & Amelia Augustitus
005	173	Joseph & Barbara Badeau
006	15, 16	Kevin & Susan Bennett
007	240	Susan & Ladd Bethune
008	96 - 104	Christine Boilard Sheila A. Devine
009	36, 37	Roger M. Boisseau
010	248	Sandra & Larry Bossie
011	211	Valerie J. Bossie
012	183	Karl & Freya Braun
013	124, 125 244, 245	George & Bernyce Brennan
014	41, 42 43, 44	Michael & Diane Buda Trustee Diane Buda, Trustee
015	195	Raymond S. Bugbee
016	10	Richard Bukowy
017	184, 185p	Robert & Francis Burnes Marilyn Wilsey
018	277, 278	Mary Jane Cieri
019	121 - 122 123	Arlene Crumley
020	38 - 40	Mrs. Hope M. Cyr Noel & Joan Jennes
021	132 - 134	Thomas & Gregory Denisky
022	171	Sheila A. Devine, Trustee
023	59	Stanley Dombrowik, Trustee
024	9	Helena Feery
025	222	Walter & Mary Jane Fitzpatrick

Lake Williams Beach Association List Of Property Owners
2001 Annual Meeting

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	LWBA Lots	Names
026	21, 22p 22p, 23 25, 26	Thomas & Estelle Flanagan
027	179 - 180	Alcide & Patricia Gendreau
028	215 - 217	David & Darlene Gendreau
029	199	Stanley & Dorothy Gierula 235 L.S.D. 7662
030	237	Philip J. Sr. & Betty Godeck, Sr. 63 L.S.D. 6292
031	272	Michael & Ann Grogan
032	158, 159	Thomas Gulliksen
033	174 - 177 178	Wayne & Lisa Handfield
034	166 - 168	Lynn M. Hast
035	191	Robert & Betty Hathaway 267 L.S.D. 6395
036	225 224	Donald & Betty Hirth
037	266	Robert & Marie & Guy Holman
038	197, 198	Marcel & Dawn Jacques
039	60, 61	Arthur & Mary Ann Johnson
040	146	Estate of Mary Jurovaty Patricia Jurovaty, <i>Executor</i>
041	126, 127 128	Patricia Jurovaty
042	182	Otto Koenig
043	86 - 95	Bruce F. Korten
044	11 - 14 17 - 18 24	Robert & Julie Korten Leandre & Erine Gosselin
045	62, 63	Gilbert & Audrey Koss
046	213, 214	Milton Krom
047	205, 206 210	Douglas Kuziak
048	140	Troy Kyaw

Lake Williams Beach Association List Of Property Owners
2001 Annual Meeting

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	LWBA Lots	Names
049	242	Ronald & Anne Laforge 33 LSD 6306
050	221	Norman Lagace
051	153	Gerald & Theresa Leblanc
052	273, 274 279	Brad & Doreen Lessard
053	64	Harold & Florence Liebman
054	149 - 152 192	Philip & Katherine McCormick
055	275, 276	Thomas & Christine McNally
056	220 255	Zane R. Mercier
057	238, 239	Raymond & Rose Miller
058	247	James & Catherine Monnes
059	27, 28 29 - 31 32	Leonard & Arline Montesi
060	56 - 58	Walter F. Montie, Jr.
061	234	Elaine H. Moorcroft
062	53 - 55	Richard & Joyce Morrison
063	106	William & Frances Neal Janice Massey
064	249, 250	Frederick & Catherine Nelson
065	196 154	Michael Noel
066	1 - 8	Joseph, Jr. & Patricia O'Keefe
067	105 141	Murray Ostrager
068	107, 108	Rhonda Ostrager
069	267 - 269	David W. Pearson
070	204 160, 161	Donald Pigan
071	135 - 137	Pitruzzello Family Trust

Lake Williams Beach Association List Of Property Owners
2001 Annual Meeting

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	LWBA Lots	Names		
072	181	Brian & Carol Plesz		
073	264, 265	Leonard J. Pomerleau		
074	33 - 35	Monica J. Porter		
075	261 - 263	James H. Prescott		
076	45 - 52	William P. Prignano		
077	230	David J. Ridolfi		
078	162	Robert Roche Jeffrey & Renee Bennett		
079	138, 139	John & Catherine Rose		
080	228, 229	Raymond & Jacqueline Roy		
081	163 - 165	David & Robin Russell		
082	143, 144 145	Joseph & Algi Santalucia		
083	66 - 71	David & April Schulze		
084	72	Michael & Eleanor Schulze		
085	223 256 - 258	John P. Serbin, etal		
086	80 - 85	Ronald & Patricia Sichler		
087	193, 194	B. Kent & Jane D. Sleath		
088	226, 227 259, 260	James & Cynthia Smith		
089	203	Russell & Lynn Smith		
090	232 233	David & Dixie Sorenson	85 LSD	7226
091	200, 201	Ronald & Delores Steinhilber	131 LSD	7314
092	241	Mark Stevens		
093	231	Charles & Barbara Straub		
094	219	William J. Sullo, Sr. Sharon A. Maloney		
095	109 - 120	Leonard & Christine Swanson	166 LWD	4219
096	243	Frank & Mary Talar		

Lake Williams Beach Association List Of Property Owners
2001 Annual Meeting

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	LWBA Lots	Names
097	189, 190 147, 148	Richard & Leah Tanger
098	129 130, 131	Pasquale & Eleanor Tirillo
099	235	Fernand A. Tremblay, Jr.
100	65	Leonard & Debra Tubbs
101	142	Andre Turgeon
102	155 - 157	James & Nancy Viccaro
103	185p - 188	Barry R. Walwyn
104	207 - 209	Frank, Jr. & Julianne Wilkosz
105	19, 20	Steven & Frank, Jr. Wilkosz
106	218	William & Helen Wolfgram

A meeting of the L.W.B.A. Board of Directors was called to order at 1:05 p.m. on June 23, 2001 (place 1st Beach) President Robert "Bob" Hathaway presiding.

Those in attendance were: Gil Koss, David Sorenson, Joseph O'Keefe, Robert Hathaway, April Schulze, Mary Anderson, Dixie Sorenson, Lenny Swanson, Christine Swanson, Delores Steinhilber, Ronald Steinhilber, Philip Godeck, Sr., Betty Godeck, Dorothy Gierula. Board members not present: Marcel Jacques.

First order of Business: President Hathaway administered the oath of office to the newly elected officers who were not present at the June 3rd annual meeting: Gil Koss, Joe O'Keefe and April Schulze.

The floor was open to accept nominations to fill the Board of Directors seat vacated by Brian Nadeau. President Hathaway said that of the names put into nomination at the annual meeting Tom Gulliksen, Len Swanson and Tom McNally had expressed a desire to run for the vacated seat.

Robert Hathaway placed the name of Len Swanson into nomination. 2nd by Mary Anderson. Gil Koss placed the name of Tom McNally into nomination. 2nd by Jane Sleath. Hearing no further nominations, Mary Anderson moved that nominations be closed. 2nd: Dave Sorenson.

Len Swanson was elected to fill the vacancy. Voting for Swanson were Dave Sorenson, April Schulze, Joe O'Keefe, Jane Sleath, Mary Anderson and Robert Hathaway.

President Hathaway administered the oath of office to Len Swanson.

Secretary's Report: Mary Anderson read the minutes of the May 6th Board of Directors Meeting prepared by then secretary Dawn Jacques. Motion to accept: Dave Sorenson 2nd: Jane Sleath Motion carried with no objections.

Treasurer's Report: Gil Koss reported that there had been no changes.

Tax Collector's Report: Dave Sorenson. Tax bills are ready to be mailed out. President Hathaway said he had some changes of address from correspondence that he had mailed that had been returned. Hathaway said that he would get them to Sorenson so that changes could be made and bills can be mailed.

OLD BUSINESS:

Jane Sleath said she had a box of association records to pass on to the secretary. President Hathaway said he also had a box of materials, which were his brother Bud's, and Dave Sorenson said that Phil Godeck has about three boxes of old records that he also would like to pass on.

President Hathaway said that there are minutes still outstanding, the board meeting held on the 9th of July and also the minutes of one of the board meetings held in the Fall of '99.

Gil Koss brought up the issue of insurance and the difficulty there is in obtaining insurance for the association. Our present carrier is Nautilus Insurance Company. President Hathaway stated that there is a group, North Atlantic Lakes Society, that if you are a member will help in providing insurance at reasonable rates. The price of becoming a member is not known so it may turn out to be a wash between the cost of insurance and the membership fee. It was decided that it would be good to look into getting insurance quotes just to see what may be available.

COMMITTEE APPOINTMENTS

President Hathaway presented to the board the following recommendations for appointments to committees.

LAW & ORDER COMMITTEE:

Mary Anderson, Chairman
Lenny Swanson (Liaison to the Board)
Bob Hathaway
Joe O'Keefe
Marcel Jacques

President Hathaway said that during the previous year the members of the Law and Order Committee had met with Officer Maynard and that Officer Maynard had suggested that the By-laws needing to be enforced by his office should be entitled Ordinances (with fines). This was something that will be addressed when we enacted new by-laws.

HEALTH AND SANITATION COMMITTEE

**Dixie Sorenson, Chair
Joe O'Keefe, (Liaison to the Board)
Stanley Gierula
Carl Braun
Lenny Swanson**

President Hathaway said he was pleased that Dixie Sorenson had consented to act as chairperson. Her vast knowledge on such matters as the chemical applications and their broad reaching effects would prove to be an invaluable resource in this capacity.

LAND PURCHASE COMMITTEE

**Dave Sorenson, Chairman & Board Liaison
Kent Sleath
Dave Schulze
Gil Koss**

President Hathaway said that purpose of this newly formed, one time committee, is to research the particulars associated with the proposal given the association by Joseph Bideau at the annual meeting to purchase the lot adjacent to the Acre.

Discussion followed on pros and cons of the purchase.

Gil Koss questioned if taxes would increase and whether our insurance might be in jeopardy and also escalate.

Benefits mentioned ranged from use as recreational area, a place for members to park their boat trailers and cars after putting boats in at 2nd beach, a meeting spot rather than up at the Acre pavilion.

President Hathaway said that he had spoken to an attorney to ask his advice on the best way to proceed should the membership approve the land purchase and he had received the following recommendations: 1) Quit-claim deed, 2) estimated prices: \$100 to \$150 for a title search, around \$150 for title insurance, attorneys fee anywhere from \$300 to \$500.

TAG SALE COMMITTEE

**The Moorcroft's (Elaine &) - Co-chairs
Jane Sleath (Co-chair)
Bob Hathaway (Board Liaison)
Chris Swanson**

Date set for the tag sale is July 21st. (Rain date July 22nd)

PICNIC COMMITTEE

**Jane Sleath
Betty Godeck
Gil Koss
Dixie Sorenson
Dolores Steinhilber
Chris Swanson
Carl Braun
Mary Anderson**

Vote at the annual meeting was to allocate seed money in the amount of \$300.

The date of the picnic has yet to be determined (mid to late August).

At last years picnic horse rides and the DJ seemed to be a source of enjoyment. Jane Sleath said that she had spoken with her children, and in an effort to give something back for all the years of fun they had on the lake when they were growing up, they had volunteered the service of their band, to play for the afternoon of the picnic. While they are willing to do this without charging a fee, it was felt that should we go forward with their offer, a stipend to cover the cost of their travel would be in order.

FINANCE COMMITTEE

**Gil Koss, chair and Board Liaison
Dave Sorenson
April Schulz
Kent Sleath**

BY-LAW REVISION COMMITTEE

Mary Anderson, Chair & Liaison to the Board
Bob Hathaway
Dave Sorenson
Phil McCormick
Tom Gulliksen
Len Swanson
Joe O'Keefe

Anderson reported that packets of minutes (containing the recommended revisions to date) had been distributed to those members who had been present at the last couple of association meetings. The list of people taking copies is now being compared to the membership list.

President Hathaway commented that those not taking copies, who live in the lake area, will have a packet dropped off at their house. In the case of out-of-state members, a packet will be sent to them asking that they review the materials and send in any revisions/opinions they may have. Hopefully, the membership will be able to meet in late August or early September to enact the new by-laws.

BEACH AND PROPERTY COMMITTEE

Ron Steinhilber, Chair
Dave Sorenson, Liaison to the Board
Dave Schulze
Tom McNally
Lenny Pomerleau
Tom Gulliksen
Zane Mercier
Jim Viccaro

Ron Steinhilber reported that sand had been requested for 1st beach and 2nd beach would need work - that it was washed out completely.

A motion was made by Mary Anderson to accept the recommended appointments made by President Hathaway. 2nd: Joe O'Keefe
Approved without objection.

Date: July 12, 2001

To: LWBA Board of Directors

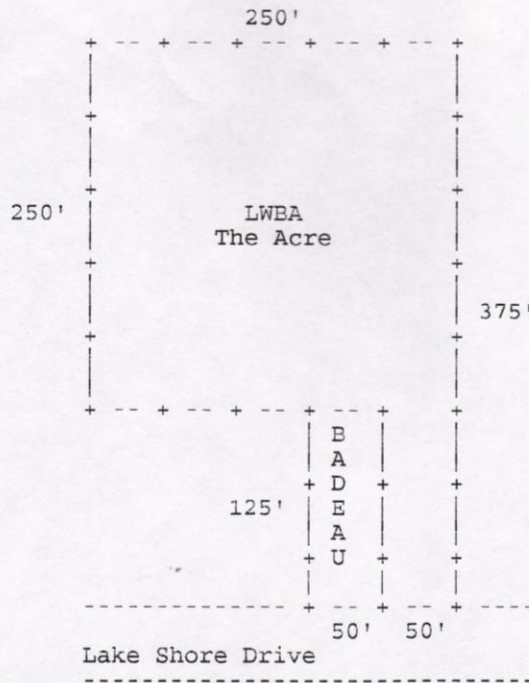
From: LWBA Land Purchase Committee
Dave Sorenson
Kent Sleath
Dave Schulze
Gil Koss

Subject: Badeau Property Acquisition Information

This report contains the information we have obtained about the Badeau property and the impact of combining it with The Acre.

The Badeau property has been offered to the LWBA for \$1500 until September 1, 2001, with the conditions that the LWBA pay all closing costs and not tax the property this year, a \$40 loss.

Lot descriptions were obtained from Town of Lebanon Property Map No. 101, dated 10/1/98, Lot 63 (Badeau) and Lot 64 (The Acre). "The Acre", is composed of a section 250 feet square connected to Lake Shore Drive by a section 125 feet long and 50 feet wide, an area of 1.58 acres. The Badeau lot is 125 feet long, adjacent to the 125 foot section of "The Acre", and 50 feet wide, bounded by Lake Shore Drive on one end and "The Acre" on the other, an area of 0.14 acres.



b. will pay Lebanon taxes
\$ 1,090. Kas.
2,300 - Total cas -
110.4 increase
3.00 increase LWBA

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 mil 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.

Daniel H. Swanson