

1990-91

Annual Meeting was held on: June 2, 1991

LAKE WILLIAMS BEACH ASSOCIATION
ANNUAL MEETING

Sunday - June 2, 1991 - 1:30PM
at
The ACRE

AGENDA:

Secretary's Report
Tax Collector's Report
Treasurer's Report
Auditor's Report
Old Business

New Business:

— Adopt 1991/92 Budget
— Set LWBA Fees for 1991/92
— LWBA Annual Picnic
— Nomination of Officers →
— Election of Officers
— Swearing In of Officers
— Other New Business
— Adjournment

Nominations will be taken
for the following offices:

President
Vice-President
Secretary
Treasurer
Tax Collector
Director (1 yr term)
Director (1 yr term)
Director (2 yr term)

IMPORTANT!

*Due to the unsuccessful outcome
of the Referendum vote in May,
the future of the lake now is
very tenuous. Few avenues for
action are left to explore.*

*The seriousness of the situation
can't be minimized!*

*Under the present circumstances
it appears that this association
must take definite action!*

→→ *To facilitate the resolution of
the Lake Williams problem, this
year's budget proposal will
include a substantial increase
in membership fees. As this may
have a serious impact on your
property value, personal finance,
and the future of Lake Williams, I
strongly suggest that you attend
this meeting. Exact figures will
be presented at the meeting.*

Gilbert A. Koss
President, LWBA

**NOW'S THE TIME TO GET
INVOLVED!**

If you're willing and
able to participate in
LWBA activities as an
Officer or Director, or
if you wish to enter
someone's name into
nomination, please
contact any one of the
present LWBA Board of
Directors, or write to:
**LWBA, P.O. Box 52
Lebanon, Ct 06249**

Present
LWBA Board of Directors

Pres	Gilbert Koss
V P	Harley Atkins
Sec	Nancy Viccaro
Treas	Kent Sleath
Tx Col	Phil Godeck
Director	Fern Tremblay
Director	Audrey Koss
Director	Rose Miller

History of Lake Williams

May 3, 1991

■ **1865** — The Gilman Brothers Company obtains title to the Lake Williams dam and water rights for use as hydropower and fire protection.

■ **1948** — Lake Williams Beach Association is formed.

■ **1948-1978** — Residents complain of fluctuating water levels and periodic dam leaks.

■ **October 1978** — The Army Corps of Engineers issues report stating dam poses a potential for overflowing under certain flood conditions. Recommends corrections.

■ **Dec. 29, 1978** — State Department of Environmental Protection requests engineering report from company by Jan. 1, 1980.

■ **April 20, 1981** — DEP orders company to respond by Aug. 1 and to complete repairs by Jan. 1.

■ **March 1982** — Company's engineers recommend lowering water level by three feet. Association files suit claiming violation of rights. New London Superior Court rules in favor of company in December. Decision upheld on appeal by state Supreme Court in August 1985.

■ **May 17, 1982** — DEP Commissioner Stanley J. Pac orders lake "placed in safe condition." Formal hearing held Sept. 8. Decision issued March 5, 1984 ordering compliance plans by May 1.

■ **March 19, 1984** — Gilmans request first of two deadline extension claiming survey will require draining lake. Six month extension is granted. Extended again to Jan. 1.

■ **July 30, 1984** — Municipal Flood and Erosion Control Board established and negotiations for town take-over of dam begins. Company appraisal sets price at \$1.5 million.

■ **Sept. 4, 1984** — Lake is drained for engineering study. In October Pac orders drainage halted and issues cease and desist order Nov. 1.

■ **Dec. 28, 1984** — Company applies for construction permit to open pipe to lower pond level. Hearings held Jan. 22 and 31. Application denied Nov. 21, 1985.

■ **January 1985** — State Sen. Eric Benson, R-Franklin, introduces bill appropriating \$1.8 million for state purchase of dam and water rights. Bill dies in committee.

■ **Jan. 26, 1985** — Gilmans reject town's offer for 25-year maintenance

lease. Town considers purchasing lake and proposes special tax district to finance the cost.

■ **November 1985** — Benson re-submits legislation for state's purchase. Amended bill passes in May.

■ **Jan. 17, 1986** — Second application filed seeking permit to remove dam. Pac rejects application and orders dam repaired.

■ **Feb. 3, 1986** — Company appeals repair order. Appeal dismissed on grounds administrative remedies not fully exhausted. Second appeal is still pending.

■ **Nov. 24, 1986** — State DEP, using new appraisals, offers \$400,000 for the dam and water rights, killing Benson's proposal. New offer calls for state to pay one-third, town to pay two-thirds. Offer is rejected.

■ **July 6, 1987** — Company informs DEP lake will be drained after July 8 to refill Gilman Pond and to conduct further studies of dam repairs.

■ **Dec. 10, 1987** — New appraisal is ordered by state.

■ **April 27, 1988** — DEP offers Gilmans \$610,000 for dam and water rights. Offer hiked to \$640,000 and agreement is reached one week later.

■ **July 26, 1988** — Minority shareholders file suit to block sale.

■ **Tuesday, Aug. 2, 1988** — Voters

reject by a 4-1 margin a proposal to buy the Lake Williams Dam with the state.

■ **Early 1989** — The state offers the town a \$250,000 grant to help buy the Dam bringing the cost to the town to \$150,000.

■ **October 2 1989** — The state sends a letter to the town confirming their commitment to the project. The state said the three key elements for a successful completion of the project are the dam and flowage rights, the land necessary to repair and maintain the dam and the land needed for a municipal recreation area and/or state boat launch.

■ **June 11, 1990** — Minority shareholders withdraw their suit to block the sale.

■ **April 18, 1991** — A plan to purchase waterfront property and help the state buy the dam is presented to taxpayers at a town meeting.

■ **May 2, 1991** — Voters reject the proposal by 304 to 334.

x March, 1987 - The Gilman Brothers Co. files a suit in Superior Court seeking a permit to remove the dam or the sluiceway.

NOTICE

On Saturday July 27, 1991 The Lake Williams Beach Association Board of Directors approved a resolution proposing enlargement of The LWBA.

The proposed boundaries of the enlarged Lake Williams Beach Association include the entire Lake District surrounding Lake Williams as shown on The Town of Lebanon Zoning Map dated 10/16/77.

The LWBA Board of Directors has called a meeting of voters in the area proposed to be included. This meeting will be held on Sunday August 25, 1991 at 6:30PM at The Lake Williams Campground pavilion.

At this meeting a vote will be taken to accept this enlargement.

The only voters eligible to vote will be Property Owners of land included in the area of the proposed enlargement.

Lake Williams Beach Association Board of Directors:

Gill McKee, Pres.

Nancy C. Viccardi Sec.

B Kent Heath, Treas

Philip J. Lodeck, Jr. Tax Collector

Valerie J. D. Mancini, director

Audrey J. Koss, director

April B. Schabge, director

Lake Williams Beach Association - Annual Meeting - June 2, 1991
Meeting held at "The Acre".

The L.W. Beach Association was called to order at 1:40 PM by President Gil Koss. He explained the voting procedure by paper ballot rather than hands, that would be taking place later on in the meeting for the acceptance of the Proposed Annual Budget.

The Secretary's Report was read and accepted.

The Treasurer's Report was read and accepted pending acceptance of the Auditors Report.

The Auditor's Report was given by April Schulze. She and Valarie Dinardi had examined the Treasurer's books and figures separately, and both had concluded that the figures reported by the treasurer were correct as given.

In response to a question asked about the status of State Funds, Mr. Koss referred to 1st Selectman Dick Bauwens who was in attendance at the meeting. Mr. Bauwens mentioned that he had had a good rapport with the last 2 leaders of D.E.P., but with change in State Government in Connecticut after the last election, they had been replaced and it looks like we are back to square one.

Mr. Bauwens was asked if the town would accept a donation of \$150,000 as their share of the dam purchase and repair by the State. He couldn't say whether or not they would accept or reject it, but they had not turned down donations in the past and he saw no reason why they should turn down this one. This was not an official statement, just his opinion.

It was suggested that we offer the State one of our beaches for an access to the lake. A short discussion was held, noting there would be parking problems there. A motion was made and seconded to table it.

New Business:

A letter (attached) was read from Mr & Mrs Frank Adamcewicz stating that they felt it was illegal to tax and spend money outside of LWBA boundaries.

Mr. Tom Manning, a lawyer who is a property owner on the other side of the lake, requested and was given permission to speak. He responded that he has read our charter and it was his opinion as an attorney, that money can be spent outside the boundaries of the Association to benefit the Association, if the majority of members vote to do so.

It is noted that some of the property owners from the other side of the lake, were guests at our meeting. It was reported that they had donated over \$11,000 to the 150,000 needed. Mr. Lee Rider, owner of the Lake Williams Campground, addressed our group to tell of his support and the support of Campers and friends. He had some checks with him which he gave to Treasurer Kent Sleath, as donations from his group.

Mr. Harold Liebman also spoke and said he was making a donation. The amount was not known at this time.

Bud Hathaway addressed the group. He handed out copies of the LWBA Charter and questioned the rate of assessment being proposed, and the legality of the assessment.

Cost of operating the Association is about the same as last year (\$40 per member). An additional tax of \$300 per member, will be assessed and designated to be used as a donation to the Town of Lebanon, to be used only as the town's share of the purchase price of the dam and water rights.

Fern Tremblay made a motion to close discussion. It was seconded and passed (24-10).

Mr. Koss proceeded to explain the ballot for accepting this year's budget, that was passed out before the meeting to registered voters after their name was checked off the official list (including proxy votes presented by proxy designates). 55 Ballots were given out including 43 owners present and 12 proxy designates.

The ballots were collected by Nancy Viccaro, Jane Sleath, and Valarie Dinardi, who had been appointed tellers. Official count was: 45 Yes 10 No for acceptance of the proposed budget.

A motion was made by Ron LaForge to set this tax this year at \$345 per owner. Second by Larry Bossie. Passed.

Election of Officers for 1991-92. No nominations from the floor. Jane Sleath made a motion that we have the same Officers as last year. The motion was seconded and passed. Fern Tremblay and Rose Miller declined to serve again, and Valerie Dinardi & April Schulze accepted the vacant positions as Board of Directors Members. The Secretary cast a vote for the whole proposed slate of officers.

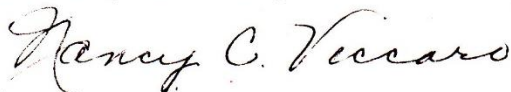
The Officers and Board Members for 1991-92 are:
Gilbert Koss, President.... Harley Atkins V.P. Nancy Viccaro, Secretary.... Kent Sleath, Treasurer.... Phil Godeck, Tax Collector..... Audrey Koss, Valarie Dinardi, & April Schulze are Directors.

Mr. Rider of LW Campground offered his pavilion to us to hold our annual picnic. Jane Sleath will Chair the Picnic Committee. Date of Picnic not set.

Other New Business: Nancy Viccaro volunteered and was appointed to be in charge of the "Mile Long Tag Sale"

Meeting adjourned at 4:30 pm.

Respectfully submitted,



Nancy Viccaro, Secretary

Lake Williams Beach Association

ix Collector
Philip Godeck

Governmental District
Established 1953

TAX COLLECTOR ANNUAL REPORT 1990 - 1991

1. Report of the Lake Williams Beach Association Tax Collectors from May 16 1990 to May 13 1991.
2. The year 1990 - 1991 rate for collection was voted as \$45.00.
3. Fiscal year 1990 - 1991 Lake Williams Beach Association recorded 111 property owners.
4. Taxes collected for the year 1990 - 1991 was 95 returns @ \$45 \$4275.00
1 " @ 43 43.00
late interest 4.00
Collected for the year 1989-90 4 @ \$45 180.00
" " " 1988-89 1 @ \$10 10.00
Interest for both years 37.07
Lien fee collected for 1989 24.00
Total collected and deposited for the treasure \$4571.07
5. Tax collector ledger was closed on May 14 1991 in order to transfer delinquents account to suspense book and prepare our report. In the past years the tax records were audit at lest every two years by the Connecticut Policy and Management Office. A new house bill substituted this act of auditing and reporting for speacial districts, etc. Now requiring audit every two years whose average annual receipt over a three year period did not exceed \$75,000. The bill designated these audited agencies as " REPORTING AGENCIES " and requires their fiscal officers to annually submit a financial report to their respected town clerks. The bill fines reporting agencies fiscal officer \$500.00 for failing to provide the report.
6. As of this report there were 3 outstanding liens for 1989-90. Delinquents 15 for 1990-1991 and 6 liens were prepared for fileing. With the 3 outstanding liens will be a total of nine liens on file at the town records.
7. This past year Lake Williams Beach Association has 3 BANK possession of property of which I had to partition one bank and make claim for taxes due. Also had one transfer of sale on property.
8. Due to my health resons this past year I have not been able to attend the Connecticut State Tax Collectors seminars as I have in the past. But a lot of thanks goes to Mrs. Norma Geer the town tax collector who helped and filled me in on many blank spots that I missed.

Philip J. Godeck Sr
Philip J. Godeck Sr
Tax Collector
L. W. B. A.

Financial Statement
 Lake Williams Beach Association
 As of June 2, 1991

	Approved 1990/91 Budget	Actual 1990/91 Expenses	Proposed 1991/92 Budget
Liability Insurance	3,400.00	3,060.00	3,400.00
Lebanon Town Tax	400.00	454.96	500.00
Tax Notices (newspaper)	60.00		60.00
Secretary's Fee	25.00	25.00	25.00
Treasurer's Fee	25.00		25.00
Tax Collector's Fee	200.00	200.00	200.00
Auditor's Fee	25.00	25.00	25.00
→ Bonding Insurance	102.00		102.00
Tax Collector' Expenses	50.00	50.00	50.00
Postage & Stationary	200.00	50.22	200.00
Board of Director's Expenses	200.00	6.50	200.00
Miscellaneous Expenses	250.00	100.04	250.00
Picnic	200.00	200.00	200.00
Legal Expenses	1,000.00		1,000.00
Reserve-Beach Maintenance	2,000.00		2,000.00
Reserve-Nxt Yrs Liab Ins	3,500.00		3,500.00
 Total Budget/Expenses	 11,637.00	 4,171.72	 11,737.00
 Checking Account Balance as of 6/04/90			 6,033.00
 Tax Collections			
Current Year	1 @ 43	43.00	
Prior Year	95 @ 45	4,275.00	
Liens Fees and Interest	4 @ 45	180.00	
Proceeds from Picnic		73.07	4 4571.07
Return of Insurance Premium Overpayment		168.13	
		60.00	4,799.20
			<hr/> 10,832.20
 Less Total 1990/91 Expenses			 4,171.72
 Equals Check Book Balance as of 6/2/91			 <hr/> 6,660.48
 Savings Account Balance as of 6/02/90		435.39	
Accrued Interest		18.57	
Savings Account Balance as of 6/2/91		453.96	453.96
 Cash on Hand as of 6/2/91			 <hr/> 7,114.44

Baum & Proulx 183 WHITE 0183 GREEN		1990/1991		DEBITS (DEPOSITS)	CREDITS (CHECKS WITHRWD)	BALANCE
1	6/4/90	BALANCE FORWARDED FROM PRIOR YEAR				6033.00
2	6/11/90	POSTMASTER - LEBANON CT - ASSOC P.O. Box 52 RENTAL - 1 Year			650	
3	6/11/90	AUDIT 1989/90 BOOKS - Stanley Gerula			1250	
4	6/11/90	" Fernand Tremblay			1250	
5	6/3/90	DELINQUENT TAX PAYMENTS				
6		Prior Yr 1 @ 55 - 55				
7		2 @ 45 - 90				
8		Plus interest 26.29		171.29		
9	6/17/90	Tax Lien Fees - Phil Godeck			800	
10	6/17/90	Tax Notices - Postage and Envelopes			50.22	
11	6/25/90	Liability Insurance Premium - For Lr Agency			306.00	3054.57
12	7/09/90	Deposit Tax Payments - Current Yr 34 @ 45 each		1530.00		4584.57
13	7/23/90	Deposit Tax Payments - Current Yr 35 @ 45 each		1575.00		6159.57
14	7/27/90	Picnic Advance - June D. Sleeth			200.00	5959.57
15	7/23/90	Tax Collector - Johnson - LWB Property Taxes			454.96	5504.61
16	8/06/90	Deposit Tax Payments 1989 1 @ 45.00				
17		1990 1 @ 43.00				
18		Semi Release 2 - 24.00				
19		Interest 10.78				
20		1990 23 @ 45 1035.00		1157.98		4662.39
21	8/16/90	Deposit - Refund of Ins. Arrangement 60.00				
22		Picnic Receipts 168.13		228.13		6890.52
23	8/14/90	Town Clerk - Johnson - Jrens Fee			10.00	6880.52
24	9/18/90	Deposit - Tax Payments 1990 3 @ 45				
25		Interest 0.68		135.64		7016.20
26	9/10	Willington - Check Orders - Deposit ^{Deposit} Interest ^{Interest} Receipts ^{Receipts}			37.54	6978.66
27	2/18	Link Spot Printer - Tax Receipts			44.50	
28	2/18	Noncup Vicaris - Secretary's Fee			25.00	
29	2/15	Phil Godeck - Tax Collector's Fee			200.00	
30	2/8	Phil Godeck - Tax Collector's Expenses			50.00	6659.16

18-7131 WHITE 18-7243 GREEN

Boorum & Pease
18-3 WHITE
G15-3 GREEN

1990/91 (Continued)

11/62 Deposit Interest
 Town Clerk Lebanon Ct Fox lions Pd n 9-92 Year
 Books audited 5/26/91 - Valerie D. Mander
 Books audited 5/26/91 - April S. Schrage

	DEBITS (DEPOSITS)	CREDITS (CHECKS/WITHDRAW)	BALANCE
1	132		660.48
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
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