

LWBA BOARD OF DIRECTORS MEETING

9/16/2023

2ND BEACH

The meeting was called to order at 9:01am

In attendance: Dave Gendreau, Kim Cavanna, Claudette Soboleski, Emily Swiatek, Dawn Jacques, Christy Kelly, Kevin Northcutt, Christine Northcutt, Bob Hathaway, Philip Pitruzzello, Diane Marques, Ladd Bethune.

The motion was made by Dave to approve the minutes of the 7/20/2023 meeting, Emily opposed. The secretary will amend the minutes of 7/20/23 "Storage of Boats Letter" from 8/15 to 9/15 and will omit the name of the member encroaching and refer to the person by their address of 223 Lake Shore Drive (The Encroacher).

The motion was made by Kim and seconded by Christy to approve the minutes of the 7/20/23 as amended and passed.

PRESIDENT REPORT:

Thank you all for the work done thus far, a special thanks to Kevin and Kim for the boat launch project.

The boat launch project was approved by the town, we will get the permit by mail.

TREASURER REPORT:

Claudette reported that we are \$300 short from where we were at this same time last year in the current budget and may have to pare back by pinching a little from beach and property budget while we wait for overdue tax payments to come in. She also reported that the web page is paid up for the year.

SOCIAL COMMITTEE:

Christy reported that Christine met with the Amston Lake social committee members, they are interested in playing trivia against the Lake Williams team, also discussing doing an event for Halloween on 3rd beach if people are interested.

The motion was made by Christy and seconded by Kim to accept the treasurer and social committee reports and passed.

OLD BUSINESS:

The permit for the boat launch will be mailed out from the town and is approved for 9 years giving the association time to get the project done within the budget and extending it to the next year(s) if needed. The project is projected to start between 11/15/2023 and 12/15/2023 depending on the draw down. Kim emailed the town public works; they stated that it takes 2+ weeks for the draw down and don't want to lower the lake too fast

because of lower pond flooding. Kim is worried about people at the campground that may want to keep their boats in longer, she wants to be respectful of their ability to use the lake. Kim would like to start the draw down on 10/15/2023, she has reached out to the campground and will keep them posted. Discussion to start the draw down 10/1/2023 to 10/15/2023 and to draw down slower at 1 foot in a 2-week span to give people time to remove their boats for the season. Kim will research with the town on how long the draw down would take and how slow they can draw down. The goal is 1 foot in the first 2 weeks, another foot in the following 2 weeks and the final foot by 11/15/2023.

-Letter to Frontier:

Dave will draft a letter to send out to Frontier, Bob suggested that Dave talk to the town since the poles shouldn't inhibit a property owner from access to their property as is the case with the pole on 2nd beach. Dave to talk to town to inquire about regulations concerning the poles and report back.

ENCROACHMENT:

Dave spoke with an attorney concerning the encroachment of 2nd beach by the owner of 223 Lake Shore Drive. Two options.

1-Draw up a letter to allow permission which would cost the association approximately \$4000 in attorney fees.

2-Rectify by sending a certified letter requiring the homeowner of 223 Lake Shore Drive to remove all items off association property. Dave will draft a letter to rectify the encroachment.

ACRE:

Dave walked the acre, there's nothing on the property and there's no encroachment. The acre was surveyed, and all pins were found.

CHARTER AND BYLAWS COMMITTEE:

Christine reported that there is a discrepancy with the title of tax collector and tax clerk. The charter states that the tax clerk is to help the treasurer by reporting changes in property ownership and any other duties needed by the treasurer. The bylaw and charter committee has a duty to check that the bylaws coincide with the association charter and the town charter.

NEW BUSINESS:

Use of the boat launch by non-members while the launch is open for tree removal. Will put temporary chain across after tree removal to inhibit nonmember launching.

WORKDAYS FOR ACRE AND BEACHES:

Dave will send out possible dates for the cleanups.

DISCUSSION:

1-Christine questioned a past donation and asked if the association could accept donations for a specific purpose such as new bulletin boards. Dave explained the reason for the donation that was accepted and that we would have to budget the money for new boards. Kevin noted that the money could come from the surplus of the beach and property budget. Dave will talk to his friend that makes signs.

2-Dave and Emily discussed sending out letters to members that are behind in their taxes, there would be a gentle reminder to those that are behind this year only and a lien letter to those that are behind several years. Dave will meet with Emily to draft the letters.

Meeting was adjourned at 10:14am.

Respectfully submitted.

Dawn Jacques
Secretary LWBA

