



CEDARHURST ASSOCIATION INC.

67 Mohawk Trail
SANDY HOOK, CT 06482

Annual Member Meeting Minutes **August 30, 2020**

CALL TO ORDER

Association President Bruce Lafky called the Meeting to order. All voting proxy forms are required to be turned in to the Secretary at this time.

ROLL CALL

Board Members in attendance were Bruce Lafky, Tim Gibbons, Chris Pace, Lynn Wojcik, Dot Bartlett, Wendy Brant, Tony D'Angelo, Matt Dickie, Brian Dirschel, Carol Rowe and Denise Wiley.

Cedarhurst Members who attended include Bartlett, Brant, Brothers, Chop, D'Angelo, Deluca, Dickie, Gibbons, Graves-Poplaski (by proxy), Guay, Jacob, Jamshidi, Jayne, Lockhart, Mulski (proxy), Pace, Paine, Pelikan (proxy), Pfister (proxy), Raymond (proxy), Reaes, Renner (proxy), Rowe, Schult, Slattery (proxy), Soboleksi-Dirschel, Spiller, Taylor, Vickery, Weber, Wiley, Wojcik, Zolnik

MEMBER COMMENTS

Jill Chop suggested to the Board to add a separate rack for paddleboard storage.

Dave Bartlett wanted to say that he thinks the neighborhood is looking great! Bruce said that it was due to so many helpers.

Wendy Brant asked the Board to consider setting some money aside to purchase mulch for the Garden Club to use on the hillside.

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OLD BUSINESS

MINUTES APPROVAL

Tony D'Angelo made a motion for the minutes of the 2019 General Member Meeting to be accepted. Dottie Bartlett seconded the motion, and it was approved.

Chris Pace made a correction to the fiscal year end date in the last Board meeting minutes: it ends on August 30, not on September 1 as noted. Tony D'Angelo made a motion to approve the minutes from the August 17 Board meeting as corrected, and this was seconded by Tim Gibbons. The minutes were then accepted.

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NEW BUSINESS

TREASURER’S REPORT:

Checking Account Opening Balance 8/5/2020	\$32,588.54
Checking Account Year Ending Balance 8/31/2020	\$31,950.61

Association Treasurer Chris Pace made his report to the members. This year, we have a profit of more than \$5000 over our budget! He gave a breakdown of expenses on the balance sheet that he submitted. Some items were moved from one category to another for clarification (beach, insurance, picnic and water expenses). The journal shows \$2519.50 in the Water Capital Fund which is the remainder of water user dues minus the water system expenses for the season (that fund has an ending \$4423.73). The \$519.72 asset listed is our payment for renting a tent that we now have on credit with Huntington Rentals since we were not able to hold out annual picnic this year- it will be used next year. There was one more kayak space rented this month as well.

Cedarhurst Association has 45 member households out of the 62 properties in the neighborhood, and most of these paid their dues by March 15. We have 7 boat slips and 12 kayak/canoes rented and 10 water users. Chris did move some budgeted money from the main account into project capital accounts (\$800 towards pouring the new mailbox concrete slab was so moved). He submitted a profit & Loss report also which should be self-explanatory.

Motion to accept the Treasurer’s Report: Bruce Lafky

Motion seconded: Tony D’Angelo

Motion passed

WATER UPDATE AND STATUS:

Jackie Poplaski is the head of the Water User Committee and supervises the local water system. She reported that the system is working well. The storm of 2018 wiped out our pumphouse and our insurance covered most of the rebuild while the water capital account (from water user dues) paid for the new pump. There were some issues early on this season but those repairs were completed quickly. Operating expenses from Foley Pump Services were lower than budgeted, perhaps because the repairs kept other things from popping up. The system is new except for the water tank and the lines which spring leaks from time to time. We continue to perform all public water system testing as mandated by the State.

MEMBER VOTE FOR WATER SYSTEM TO BECOME PRIVATE vs PUBLIC:

Bruce described how MaryAnn Jacob and Jim Brant have worked tirelessly for over five years with the State to have it take over our water system and run it for us. Through many court dates, tons of paperwork and requirements by the State to comply, there was little to no cooperation to help Cedarhurst lift this burden. Finally at a hearing in December, the State loosened its regulations for what constitutes a public or private water system, and we were given the option to go private. The amount of users per household per year needs to be 25 or lower to be private and have the many State regulations lifted. The Board would

like to go this route and have met with the water users to explain the process and future possibilities. Being private means generally that we can run the system like a homeowner with a well (we decide when to test the water, etc). The State will allow this conversion each year if we have a majority of attendees vote yes to be private next year, have the President sign a form attesting to this, and have signed notarized letters of the numbers of users as well.

Important to note: the Water Committee (made up of water users and Board Members) will decide what their expenses will be for the year and present that budget to the Board for approval, which it has historically had no problems with. These expenses will include how much testing to perform – most of the costs of a public water system come from fees and regulations by the State like installing specific generator on our pump or fencing around the water tank and late fees for filing late paperwork. This would be done away with if private. The Board would encourage as much testing as is required for public water systems, though this is a matter for the users to agree on. This will be decided on each year, so we can become a public system again if we choose to or if our user numbers are higher.

With no further member comments, Bruce moved to vote on the water company to become private next year: no one is opposed, all in favor. The vote PASSES unanimously.

Tony D'Angelo made a motion to approve the Water Report, and Brian Dirschel seconded the motion. The water report was approved.

ROAD UPDATE:

Tony D'Angelo gave an update to the group on our neighborhood roads. He has been in touch with the Town Highway Department and they worked out a three-part game plan to improve our roads. The first task -to clean out all storm drains- were done quickly and thoroughly. Some drains were very packed with debris and a few of the heavy grates were left on the roadside. The second task – to repave the side strips of Algonquin Trail hill- was requested three weeks ahead of it being done. Tony felt this was really only accomplished after two residents also put in work orders for paving, and the Town filled patches not as much as we had asked. The third task – to pave the connector between Algonquin and Mohawk Trails has not been done yet. At a recent Board meeting, we recommended that the Board contact the First Selectman to reiterate our requests. Bruce asked Dan Rosenthal, and we are now waiting to see when we can be scheduled for this year or next. The asphalt plant closes in early December and opens in the spring.

Tony composed a simple letter to the First Selectman that we would love Town support on these road improvements. He left it out for residents to sign after the meeting today.

Bruce added that the Board, MaryAnn and he work with Dan Rosenthal and Fred Hurley to get the roadwork done. Our old agreement with Newtown was to pay for 50% of the materials needed to repave, while the Town paid the other 50% and did the work at no charge. The tornado that came through actually helped us in that Mr Rosenthal took pity on us because he knew how bad our roads were and more damage had been caused in the aftermath. We were so pleased at the amount of money and help we had in the months after the storm. He expects to get the connector worked on soon and perhaps more paving done down Algonquin Trail. As homeowners, it is your prerogative to call or go online to make a work order for repairs.

MaryAnn commented that three years ago, the Town changed an ordinance describing what constituted a town road (for example, being 20feet wide with proper drainage, etc). We are now considered a "non-public road" which means the Town is responsible for maintaining and clearing them. Jim asked if that difference changes the amount of property taxes on our roads. It does not as we are not private; Shady Rest Association up the way has a gate that they close from time to time which grants them "private road" status.

BEACH AND DOCK UPDATE INCLUDING DOCKS OUT DATE:

Matt Dickie reported that while Docks In and Out days are always a big community effort, this year COVID19 has forced us to rethink the procedure. Bruce said we had rented a machine to help move the docks in the spring and we limited exposure by having small family teams instead of our usual large mixed volunteer group. Bruce has a 50% employee discount for equipment through his job at United Rental so we will get the machine again this fall.

Matt said that the docks held up well this summer; two new anchors were placed in the beginning of the season, but the recent storm really tested the docks! It was so windy that the docks were buffeted and twisted so much that an anchor came loose – luckily, someone saw the problem and called for Matt and Tim to help secure the docks. They installed heavier anchors and asked Denis Guay to move his large pontoon boat and he did gladly. The position of the larger boats on one dock and in relation to the current needs to be rethought for next year. Bigger anchors and rearrangement of the slips may be in order. Tony asked if they could use the storm grates left from the roadwork could be used in making the anchors, Matt said probably yes.

We also had nice new sand delivered this year on the beach and lots of cleanup being done in the gardens – thank you! Bruce remarked that our Garden Club has been doing a great job and that the community is looking its nicest in a long while!

Matt announced that Docks Out Day will be Sunday October 18 – because of the social distancing required, he will reach out for volunteers.

PROJECT COMMITTEE UPDATE AND CURRENT PLANS:

Bruce detailed some of the projects we are working on and plan to continue. The entrance to Cedarhurst is a major undertaking that will be developed in phases. It should be our focal point so we will create a wonderful gateway to our neighborhood! We will layover some gravel and plan to move the mailboxes in front of the water tank to hide it and because it sits over the property line with the tiny house next door. There will be a cement foundation, a gazebo above the new mailbox clusters. Some of these will be done by volunteers but some will be better purchased or hired out. Mary Taylor brought up the possibility of having larger boxes, and the set we are looking at do have an oversized box for packages that would not fit in the regular mailboxes. The clusters are the costliest part of the project at about \$1500.

Wendy Brant said we should research having non-members use the mailbox cluster as well and to decide on a fee to charge them – per Postmaster advice, we are responsible for offering a mailbox to anyone who lives in Cedarhurst. Bruce said this could be a one-time assessment. Chris Pace said that the Postmaster also told him we are only bound by what our by-laws require. Bruce said this will be a topic of discussion for the Board later when the budget comes up for review.

Brian Dirschel thanked Carol Rowe for the new CHA beach and parking passes she procured for us. He asked whether we need to buy new sets with the years printed on them – Bruce said yes because we wouldn't know who had an old one or a current one. They seem to be helping residents pick out those who should be on the beach and those who are here against the rules.

VOTE ON BY-LAW CHANGE UNDER Article X (Use of Facilities):

Wendy Brant told the members that we would be voting on a revision of By-law Article X. The original Article would become Section 1 and will have Section 2 added today if passed. Please do vote, names are optional on the form. She said that the gist of the change is that a member may sponsor a non-member (meaning also a non-CHA resident) to rent a boat slip after all members had first pick; there will be a contract detailing fees, rules and season dates and signed by the sponsor and renter; the rules will be decided upon once the change is passed. Over the last few years, we have had many open slips which could be generating income. The contract would be selective and on an annual basis.

A member asked if renting a slip also meant the person had beach rights or parking rights. Bruce said to have faith in the Board to make Cedarhurst-minded rules to benefit all and not take away from member satisfaction. He did not want the Board to spend time hashing out details before the members voted to continue with the idea. There are alumni members who have moved away but are interested in keeping their boats here; the by-laws, as written, prevent the Board from even having the discussion. Bruce assured the group that the sponsored rents would be much higher than member fees and there would be strict rules about not having beach access. We would not want to give away all of our spaces either so the sponsorship would be revisited each season and the Board would have final say on those new renters.

Other members asked for clarity on specifics such as bathroom facilities, parking, future fees, slip configuration, and how do we vote without any rules set forth yet, etc. Bruce heard that members would like more information before deciding, and took this as a positive interest to keep the topic alive. If proven, a committee would form to create the regulations, fees, specifics including anyone interested in joining and run by Board members in charge of the water Matt Dickie and Tim Gibbons.

Tony asked what percentage of the 45 current members were needed for the revision to pass – that is 50% of total paid members, which is why those proxy forms are so important! The by-law revision DID NOT pass (18 nay votes vs 15 aye votes). Bruce thanked everyone for their input which shows that the idea has some merit but needs work. Jill Chop concluded that perhaps better presentation of the outline could have helped.

BOARD MEMBER ELECTIONS:

Bruce spoke to the members with a smile that he does not presume to be re-elected today but if so, that he would only serve one more year as President. Following that, he would like to continue on the Board because there is great work going on here but it is time for a fresh face.

Mike Wiley stood up and described how the election ballot came to be presented. The Nominating Committee asked for volunteers to be considered for the Board and Executive positions and then created a slate of candidates. He asked if there were any nominations

from the floor but there were none. As the Committee passed out ballot slips, he reminded the members that there is one vote per member house (not each family member). Proxy votes were submitted and the votes were tallied. Mike announced that the entire slate had been approved. Bruce thanked Brian Dirschel and Jesse Paine who will stepped down from the Board for next year, and Dot Bartlett who will be retiring from the Board after many years of serving.

Congratulations to your Board of Directors for the 2020-2021 season:

President Bruce Lafky

Vice President Tim Gibbons

Treasurer Chris Pace

Secretary Lynn Wojcik

Board Members

Wendy Brant – Tony D’Angelo – Matt Dickie – Denis Guay

Ashley Reaes – Carol Rowe – Jeff Schult - Denise Wiley

MEMBER COMMENTS:

COVID19 has made teleconferencing very common these days, can this be considered for future Association meetings? Bruce agreed and said that all monthly Board meetings since the spring have been by phone; one meeting with the water users was held in person but with social distancing.

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ANNOUNCEMENTS

***Docks Out Day – Sunday October 18, 2020**

Stay tuned for volunteer requests for the work party!

Bruce Lafky then thanked everyone for attending and adjourned the annual member meeting.

Minutes respectfully submitted:

Lynn Wojcik, Secretary