



## CEDARHURST ASSOCIATION INC.

67 Mohawk Trail  
SANDY HOOK, CT 06482

### **Annual Member Meeting Minutes** **August 29, 2021**

#### **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, Tony D'Angelo, Matt Dickie, Denis Guay, Ashley Reaes, Carol Rowe, Jeff Schult and Denise Wiley (by proxy).

Cedarhurst Members who attended include Berry, Brant, Brothers, Chop (by proxy), D'Angelo, DeLuca, Dickie, Gibbons, Graves-Poplaski, Guay, Jacob-Lafky, Jamshidi, Jayne, Lockhart, Mulski, Pace, Paine, Reaes, Renner-Schult, Rowe, Schult, Soboleski-Dirschel, Weber, Wiley(by proxy), Wojcik, Zolnik

- The bylaws require a quorum of at least 10% of our eligible voting members at any meeting. Of the 47 members, 26 are present. Those who own more than one residence in Cedarhurst may only vote once per our bylaws.
- Our voting is won by majority votes, and "the act of a majority of these members present (or by proxy) shall be the act of the full membership."

#### **MEMBER COMMENTS**

Bruce read from a note from Wendy Brant thanking us for the bouquet and loving thoughts sent from the Association during her recuperation.

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#### **OLD BUSINESS**

#### **MINUTES APPROVAL**

Chris Pace made a correction to the last annual member meeting minutes: Jill Chop had inquired about paddleboat slips and fees, not paddleboards. MaryAnn Jacob made a motion for the minutes of the 2019 General Member Meeting to be accepted as revised. Tim Gibbons seconded the motion, and it was approved.

Jeff Schult made a motion to approve the minutes from the July 16 Board meeting, and this was seconded by Carol Rowe. The minutes were then accepted.

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## **NEW BUSINESS**

### **TREASURER'S REPORT:**

**Checking Account Year Ending Balance 8/29/2021**

**\$37,151.05**

Association Treasurer Chris Pace made his report to the members. From our last Board meeting in July until today there have been no additional dues paid; annual picnic, postage, utilities, and water system expenses came to \$1286.51.

The Association fiscal year runs from September 1- August 31. Water user fees added up to \$5225 minus \$2079.49 in water system expenses leaving \$3875.21 to move into the Water Capital Account. It has become our practice to earmark water user surplus within the Association bank account for emergencies (called the Water Capital Fund on the Balance Sheet).

Cedarhurst Association had 49 member households out of the 51 properties in the neighborhood this season. We have 7 boat slips and 12 kayak/canoes racks rented and 11 water users. There were \$17,460 in expenses this year which left us with \$4417 surplus (including the water overage). Note that some of our usual costs were much less this year: we changed insurance companies which lowered our premiums, improvement costs went up but were budgeted for and the water user expenses were lower as a result of becoming a Private Water Company. The remainder is in the General Capital Fund which may be used to pay for mailboxes in time.

Chris said that our previous Treasurer, Denise Wiley, had kept a running total of the cost for building our new docks several years back and the amount of dock fees to pay back the Association. This project cost us approximately \$23,000 and there is now a \$2760 balance. Part of 2020 and 2021 dock fees went towards renting a machine to help Docks In and Out Days be safer during Covid. (We used to ask for all the volunteers we could find but social distancing required us to have as few participants as possible).

The Association assets are listed on the Balance Sheet as they are listed with the Town for our property tax assessment.

*Motion to accept the Treasurer's Report: Josef Rivera*

*Motion seconded: MaryAnn Jacob*

*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. She sent out an email to the users regarding the recent lead and copper tests which came back perfect. Bruce asked Jackie to explain the plan for the roughly \$7000 in the Water Capital Fund. It is a 'zero sum gain' for users: any surplus after dues are collected and expenses paid goes into the fund for future emergencies or parts or replacements. For example, we paid \$20,000 about 20years ago for a brand new tank and this one has a new leak. At some point, we may be able to lower the fees if we get a comfortable amount of money saved up in the Fund.

In order to keep costs down, Cedarhurst negotiated with the State to become a Private Water Company which sets aside much of the requirements on testing and who operates the system (reminder that CHA still uses a certified operator since Foley Pump Services employs mostly COs and we do much of the testing demanded of the public water companies). Bruce confirmed that we promised to follow the State's testing regulations and we have and will continue to do so- in fact, last year's testing was almost twice the cost of the previous year's testing.

### **MEMBER VOTE FOR WATER SYSTEM TO REMAIN PRIVATE vs PUBLIC:**

The State loosened its regulations for what constitutes a public or private water system, and we were given the option to go private which Cedarhurst did in 2020. The amount of users per household per year needs to be 25 or lower to be private and have the many State regulations lifted. 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 today to be private next year, have the President sign a form attesting to this, and have signed notarized letters from the 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.

Jackie has the affidavits ready for current users to sign immediately after the meeting and Tim Gibbons will notarize them – these are necessary every year and will be sent to the State for their records.

### **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 though he has not heard back to date. He remains positive to see if funds are available to address some of Cedarhurst road concerns. He will follow up in December if now word is received by then.

Bruce let us know that the Town in general provides maintenance to our roads and are very good at it! Residents simply need to go online to request a work order and they crews come quickly, such as mowing overgrowth along Algonquin Trail, vacuuming out catch basins and sweeping the streets. Bruce put in an order to repair potholes on Mohawk and the Town repaired even more than he expected. He said that a large part of our property taxes and insurance come from roads.

Four 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 roads" or quasi-public 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 help us on the taxes we pay but the Town will agree to repave our roads if we paid 50% of the material cost. To their credit, the Town did pave Spring Trail for us at no charge. Discussion arose around giving up our roads to the Town and what that could mean to Cedarhurst; as happened on Lakeview Terrace, the Town may take over sections of properties to keep the width of the roads consistent, access to our beach and trails may be impacted, our privacy as an association may come into play if the roads are public.

### **BEACH AND DOCK UPDATE INCLUDING DOCKS OUT DATE:**

Matt said that the docks had no problems this season and we were lucky to dodge the recent Hurricane that came to Connecticut! We have a new boat owner as well! Tony asked if the Docks Out Day will be mechanized again. Bruce said it was a fair question a COVID seems to be here to stay for awhile. The new Board will need to put this on its agenda- the reach forklift that Bruce rents from his employer costs \$650 for the day including insurance and delivery. He said the other thing to think about is the safety of our volunteers. There are not as many people needed with using the forklift but it is always a challenge to get enough volunteers. The team will reach out to boat owners first. Brian Dirschel agreed that things worked well this year but he saw no time to scrape the mussels off the finger bottoms as we usually do: does it effect anything like rodents, smell, bugs? Bruce said that if we can get them off and into the garbage right away, there is not a problem. Michael Hynd added that while we do have a few adult children who help out, we are getting older and MaryAnn is surprised that w have had no injuries yet. Aaron Graves would like to keep renting the machine for the safety factor. Tony also agreed that the machinery is a benefit especially in inclement weather and since we are so close to pay off the docks it is a good investment.

Matt announced that Docks Out Day will be Sunday October 17.

### **PROJECT COMMITTEE UPDATE AND CURRENT PLANS:**

Bruce was happy to report that we have done a lot of work in the neighborhood over the last few years, and this year brought out many volunteers! The area looks great! The beach hillside needs more weeding at this time of year, and thank you to Jackie and Aaron who keep the stairway nice and clean! Our major project was of course the mailbox area. The original set was damaged by the 2018 storm and it does not represent Cedarhurst well (also it lies across the property line with another owner). We will be moving the mailboxes over to the left side of the Pumphouse and under the gazebo which is now under construction. Thanks to Matt, Tim, Bruce and Mike Wiley! Phase one of the storm rebuild was the pumphouse, and phase two is the mailbox pavilion. This is a marshy area which needed trenches dug and gravel laid down to even out the ground.

This turned out to be a much larger production than first imagined, but in the best way! The skeleton of the pavilion is now up: it needs the black metal roof and decorative brackets, as well as landscaping and possibly stone bases for the supports. The next step will for the new Board to find and purchase the mailbox cluster units; they come in sets of 16 boxes each and we need to account for not only those of us who currently use the Cedarhurst boxes but those who may choose to in the future. Four sets will be required. The structure will be completed this year, said Bruce.

There are strong opinions about the Association charging non-members a one-time fee – this will be up to the new Board to decide and give fair warning to residents. The

Post Office and Better Business Bureau have both verbally agreed that Cedarhurst can decide what to charge (if anything) for mailboxes that it owns. Those who do not wish to have a CHA mailbox may certainly obtain their own at the local post office – the mailman will not deliver to house mailboxes on our semi-private (non-public) roads.

**BOARD MEMBER ELECTIONS:**

MaryAnn introduced the Nominating Committee: herself, Ashley Reaes and Mike Wiley. She read the ballot aloud and then asked if there were any nominations from the floor but there was one for Jackie Poplaski. MaryAnn said that you can vote for up to 8 board members plus the 4 executive positions. The bylaws do not require that a past President be allowed to stay on the Board, though it has usually been the case that he/she is voted on. Bruce thanked the community for its support over his seven years as President - he said it has been his honor and privilege to serve and he will continue to contribute. It was pointed out that since there are 49 houses who are members, it is only fair that everyone takes a turn on the Board to represent their views and those of their neighbors! As the members came up to take a ballot slip, MaryAnn reminded the members that there is one vote per member house (not each family member). Proxy votes were submitted and the votes were tallied. MaryAnn announced the names of the New Board Members.

Congratulations to your Board of Directors for the 2021-2022 season:

**President** Chris Pace                      **Vice President** Tim Gibbons  
**Treasurer** Denise Wiley                      **Secretary** Josef Rivera  
**Board Members**  
Tony D'Angelo – Matt Dickie – Denis Guay - Bruce Lafky  
Jackie Poplaski - Carol Rowe – Jeff Schult – Lynn Wojcik

**MEMBER COMMENTS:**

Thanks go out to everyone who joined us today, to the former Board members and their dedication over this year and years past! Welcome to the new Board! Carol Rowe thanked Bruce for his many years as President and Lynn for her long run as Secretary. Bruce added his appreciation to Lynn, Chris, Ashley, Denise and Wendy who are leaving or changing positions on the Board for their years of service!

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**ANNOUNCEMENTS**

**\*Docks Out Day – Sunday October 17, 2021**

Stay tuned for volunteer requests for the work party!

Bruce Lafky then thanked everyone for attending and adjourned the annual member meeting. The members were treated to a barbecue after the meeting.

*Minutes respectfully submitted:  
Lynn Wojcik, Secretary*