



CEDARHURST

# CEDARHURST ASSOCIATION INC.

67 MOHAWK TRAIL \* SANDY HOOK CT \* 06482

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## October 7, 2021 Board Meeting Minutes

### CALL TO ORDER

President Chris Pace called the Board meeting to order.

### ROLL CALL

#### Board Members present:

Chris Pace, Tim Gibbons, Denise Wiley, Josef Rivera, Tony D'Angelo, Jackie Poplaski, Carol Rowe, Bruce Lafky, Matthew Dickie

#### Cedarhurst Members present:

Aaron Graves – Jim Brandt

### MEMBER COMMENTS

**Jim Brandt:** expressed interest in the mailbox project, specifically the financing. He stated he has visited with many people to get a better understanding of the principles that govern the financing, which is, quite frankly, all over the place. His position is the history of financing projects, dock, or the water have always been based our on the idea that those who use it would pay for it. Major expenses have been paid for by the members. The cost to cover the expense of docks has almost been paid back. The same idea should apply to the current mailbox issue. Not everyone uses the mailboxes or the water. But the same principles from the past should apply to this current need. Jim also spoke about the quantity of residents that are not members of the Cedarhurst association, then said he needed to leave, and left the meeting.

### OLD BUSINESS: MINUTES APPROVAL

**Tony D'Angelo** moved to pre-approve the minutes from the August 29, 2021 board meeting, Chris Pace seconded the motion. The Board approved the minutes.

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## **NEW BUSINESS**

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

Checking Account Starting Balance:	\$37,151.05
Checking Account Ending Balance:	\$36,330.69

**Tony D'Angelo** stated that at the last board meeting, prior to the last annual meeting, he had asked Bruce to include in the general membership meeting, a request to ask for volunteers to join in the annual treasurer's review. Tony stated he backed off after Tim suggested the board be responsible. **Denise Wiley** stated that she was happy to review any documents with anyone and suggested mid-November. **Josef Rivera and Tony** volunteered to review the finances mid-November to review. Denise agreed and will follow up Josef and Tony. **Chris Pace** stated that **Ashley** and **Gustavo** paid the dock fee in advance, asking if those funds were included in the checking balance? **Denise** responded no, that due to the fiscal year, if they pay the fees, they have it from September -September. **Denise** will add the dock fees to the next treasure reports as she did not see the funds come in on the last statement.

**Finance Review Committee:** will need to be set up: In the past there has been 3 people on this committee. **Josef** volunteered to be a part of the finance committee: Denise, Jackie, Josef

**Motion** to accept the Treasurer's Report: Tim Gibbons

Motion Seconded: Tony D'Angelo

**Motion passed**

**Finance Committee:** There is no requirement for a "finance review committee" only a finance committee and an independent review which does not require a committee. Typically, that has simply been someone to look over books with the Treasurer. Josef volunteered to be a part of the finance committee, along with Denise, and Jackie. **Chris Pace** stated his tax firm processed the tax return from last 2020 fiscal years' tax return. Chris further stated with emphasis that his partner processed the actual returns to demonstrate his hands off approach to processing this sensitive data.

**Josef** asked what all the committees the association has, and who runs them: Social Committee, Water, Project, Gardening Club, Bylaw, and Nominating committee.

**Project Committee:** Tim Gibbons, Chair, Matt Dickie, Bruce Lafky, Mike Wiley

**Social Committee:** Carole Rowe, Chair, Raymond DeLuca, Ashley, Lynn, Jill, Tony

**Bylaw Committee:** Tony D'Angelo, Chair, Carole Rowe, Lynn (Denis has expressed interest)

**Gardening and Beautification Committee:** Raymond DeLuca Chair, Sue Spiller, Sue Jayne, Jill Chop, Anne Renner, Tony D'Angelo

**Website and Communication Committee:** Jeff Schultz, Chair, Mary Ann Jacob

**Finance Committee:** Denise, Jackie, Josef

**Roads Committee:** Tony, Chris. Mary Ann could lead because of her relationship with Town officials such as the First Selectman (if she agrees).

**Membership Guide:** requires some review, with emphasis on dates. **Chris:** suggested everyone review the membership guide for language issues, board members, dates, etc. This item will be added to the agenda for the next meeting.

## **PROJECT COMMITTEE UPDATE:**

**Chris:** Denise to contact Associated to have the garbage cans removed. Tim and Matt will evaluate attendees to assign work. Matt: Suggested \$50 for all users who do not show up. I believe Matt wants to increase the fee from \$50.00 to \$100.00. **Agenda Item:** Increase fee for boat users who do not assist with dock removal. **Bruce Lafky:** reminded everyone that with the reach fork that this is a work site: **Tim** to ensure it is monitored for unnecessary activity.

Motion to accept by Tony and Denise. All approved, Yes, no oppositions.

**Mailbox Project** Sheathing went down on the roof and drip edge. Big thanks to Bruce for his attendance. Planning to put the shingles on 10/9/21. Tim and Matt will be there, Mike Wiley may also assist Denise suggested. **Matt:** landscaping needs to be evaluated in the mailbox area. **Chris:** Projects committee – bus shelter idea is not an option due to land not being a part of Cedarhurst.

**Bruce** discussed the winch house – see if she is willing to allow it to be taken down.

**Motion to accept** Denise, Tony None opposed.

**Chris:** Went through the home list in the area and came up with a figure of 66 properties with structures or land. 3 Pequot Pass has 11 acres which cannot be subdivided off private roads according to Tony D.

**Tony** quoted a section of article VI, section 2 the bylaws which an assessment for projects such as the mailboxes, however, Tim reminded everyone that we have historically done similar projects that the Association has partially funded.

**Motion: Bruce** made a motion for Association to pay for mailboxes in full:

Assoc pays for mailboxes (members in favor): Chris, Josef, Jackie, Carole, Denise, Bruce

Assoc pays some, subsidized: Matt, Tim, Denise

**Tony:** Moved to amend **Bruce's** motion "to assess dues paying members \$100 extra for a mailbox, and non-dues paying members \$275 membership fee plus \$100 for a mailbox.". Motion seconded by **Tim**

Favor: Tony, Denise, Tim, Matt

Opposed: Bruce, Jackie, Josef, Chris, Carol

**Motion defeated**

**Motion amended to have Cedarhurst cover the costs of mailboxes, provided the user resident is a due paying member and pays a one-time \$50 assessment fee.**

**Motion:** Bruce: \$50 for member, non-members join and pay the \$50, plus \$275

Motion as amend:

In Favor: Denise, Tony, Matt, Bruce, Tim

Opposed: Carole, Josef, Chris,

**Motion passed.**

**Bruce Lafky:** indicated the dues of the members over the years have built the funds currently in our bank account and it doesn't seem right to then charge these users. It was also discussed that we need a mechanism to notify residents of Cedarhurst of the mailbox decision and provide an explanation of any assessment that will be provided for all members, cost specific

**Bruce** made the motion to "not to exceed \$6,000 for the cost of the mailboxes. **Tim** seconded the motion. No opposed, unanimously passed.

**Motion that the project committee can make a purchase not to exceed the \$6k costs for the mailboxes.**

**Motion passed:** Unanimous, all in favor.

### **BEACH and DOCKS UPDATE:**

**Matt:** this Sunday, docks will be taken out at 9am. (create a list of people who will attend the dock removal). **Matt:** people are needed to scrape the bottom of the docks.

**SOCIAL COMMITTEE: No comment**

### **WATER COMMITTEE UPDATE:**

**Jackie** mentioned we are having an issue with stair lights. **Tim** said he would have a look to review for any shorts. Leak on Algonquin – leak in a water pipe – seasonal water sometimes has issues with leaks. Water is scheduled to be shut off the second week in November. Users will be notified by email. November date typically. **Mary Harlow's** home is being auctioned, **Tim** Gibbons will attend and will be the notary for this. **Chris:** Water, the piping, does it go under pavement? If it is under someone's driveway, would we have to rip it out and re-pave it? Yes

### **ROADS UPDATE:**

**Tony** stated March is the month to reach out to selectmen to "complain" about the potholes on the side of Algonquin and other road repairs to ensure there is consideration for the 2022 plan.

**Jeff Shutz** was not in attendance to discuss the website. Website review of email system. **Chris** plans to post a list, perhaps in the mailbox area to remind people.

**Carole questioned if** anyone has any interest in a cleanup cook out? **Chris** is in favor, provided it's prior to it getting too cold, further stating, if so, it may be a good idea. **Denise** stated it would have to be quick. A date will be set by Carol and committee.

**Chris:** Thanked **Jackie** and **Denise** for doing some weeding, mentioning it is sometimes hard to get people to do some of these peripheral things needed in the neighborhood. **Chris** also made it a point to acknowledge **Tim** and **Matt** for their help and accommodating Josef at his first meeting.

Next meeting is scheduled for November 18, 2021 at 6pm.

Motion to adjourn by Chris: unanimously unopposed.

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**ANNOUNCEMENTS**

Chris Pace then adjourned the Board meeting at 8:09pm.

DRAFT