

# Cedarhurst Association Inc.

67 Mohawk Trail \* Sandy Hook CT \* 06482

## June 8, 2022 Board Meeting Minutes

### Call to Order

President Chris Pace called the meeting to order at 7:00 PM.

### Attendance

Board Members: Chris Pace, Tim Gibbons, Tony D'Angelo, Matt Dickie, Carol Rowe, Denis Guay, Jackie Poplaski, Jeff Schult, Jesse Paine

### Member Attendance

Cedarhurst Members: Anne Lise

### President's Comments

The damage to the Mohawk Trail wall has been repaired at the expense of FedEx. The association received \$2,400 for repairs. Tim Gibbons was able to find a contractor quote for \$800, netting the association the difference.

### Minutes Approval

Tim Gibbons moved to approve the minutes for the April 28, 2022 board meeting. The motion was seconded by Tony D'Angelo and approved by the board.

### Treasurer's Report:

Opening Balance on 4/4/22:	\$45,647.16
Balance on 6/8/22:	\$39,991.35

Jeff Schult moved to amend the report to record the reimbursement of a \$275 dues overpayment by Lynn Wojcik as a credit rather than an expense/disbursement. The motion was seconded by Jesse Paine and approved by the board.

### Water Committee Update:

Jackie Poplaski reported that a leak had been discovered on Mohawk Trail and since repaired.

The question of purchasing additional sand for the beach was brought up for discussion. It was noted by Matt Dickie that Lake Zoar places a legal annual limit on the amount of sand applied to private beaches, an amount which the association has already exceeded. Given this fact, it was agreed to revisit the matter next year.

### **Road Repairs Committee Update:**

Tony D'Angelo announced the drain at the bottom of Spring Trail, previously a hazard to children waiting at the bus stop, has been repaired by the town. Efforts to have the town repave and install curbs on Algonquin Trail remain ongoing.

### **Projects Committee Update:**

Tim Gibbons announced the old mailbox posts have been taken down and now await removal.

### **Social Committee Update:**

Carol Rowe apprised the board of plans for the annual picnic and noted help would be required moving grills, clearing the pavement of sand, and providing 5 large coolers. Denis Guay volunteered to provide lawn games. Flyers for the event will be posted by the mailboxes and sent out via email.

## **Old Business**

### **Tree Removal Arborist Quotes:**

Jackie Poplaski reported she had received quotes in the range of \$3,000 to \$3,200 for removal of dead and dying trees by the beach stairs, with the option of an \$800 reduction in price to remove only the dead tree and top of the remaining three. In discussion it was agreed this option would result in greater eventual cost, given the remaining trees will still need to be removed at some point in the future. Tim Gibbons moved to accept a bid for full removal with the cost not to exceed \$3,500. Denis Guay seconded the motion and the board approved.

## **New Business**

### **Beach Stair Repair:**

Chris Pace raised the question of repairing or replacing the aging sections of the beach stairs. The board agreed to table the matter until next meeting to take advantage of falling prices in materials.

### **Algonquin Trail/Spring Trail Island Damage**

Tony D'Angelo noted there is frequent plow damage to the island occurring during winter months. The board agreed markers should be placed to prevent this in the future.

### **65 Algonquin Trail - Mohawk Trail Facing Driveway**

Jackie Poplaski raised the question of whether board approval was required for work on the Mohawk Trail facing driveway of 65 Algonquin Trail. It was noted this work could impact future parking availability for use of the beach and docks. Following discussion, it was agreed the determination would need to be made by the appropriate Newtown agency or agencies, and that the Cedarhurst Homeowners Association has no authority relative to the matter.

### **Abuse of Boat Launch Rights**

Carol Rowe brought up concerns over members taking advantage of the beach as regular boat launch instead of paying for slip rentals and moved to limit launching to those who have rented slips, with exceptions to be made for seasonal entry/exit, vacations, and repairs. The motion was seconded by Tony D'Angelo.

In discussion it was noted this rule could not be practically enforced and that the boat launch is considered to be a membership privilege. It was additionally noted that there is an existing policy in place that bans launching from 10:00 AM to 8:00 PM on Saturdays, Sundays, and holidays.

The motion was put to a vote and defeated, with an agreement the existing policy should be reiterated to members, and encouragements made to all to take care to rake the sand and clear the street after use of the launch.

### **Increase of No-show Fees**

Matt Dickie raised the matter of insufficient volunteers for putting the docks in and their removal at the end of the season. He moved to increase the no-show fee for these days from \$50 to \$100. Tim Gibbons seconded the motion.

In discussion it was put forward that at least some no shows are a matter of scheduling rather than money. It was also noted this year's notice wasn't sent out sufficiently far in advance and could have affected attendance.

The motion was put to a vote and defeated, with an agreement that all future notices will be sent out a minimum of 4 weeks in advance, and that members be reminded how our continued enjoyment of the docks relies on volunteers.

## **Announcements**

### **Next Cedarhurst Association Board Meeting:**

The next meeting is set for Tuesday, July 26th at 7:00 PM.

### **Annual Member Meeting:**

The annual member meeting will be held August 28th at 10:00 AM.

### **Annual Beach Picnic:**

The annual picnic is scheduled for Saturday, July 16th at 6:00 PM (rain date for Sunday at 4:00 PM)

Tony then moved to adjourn the meeting. The motion was seconded by Jesse Paine and approved by the board.

*Minutes respectfully submitted:  
Jesse Paine, Secretary*

Draft