



Cedarhurst Association Inc.
67 Mohawk Trail Sandy Hook CT 06482

November 15, 2023 Board Meeting

Attendance:

Board Members:

Denis Guay
Wendy Brandt
Tony D'Angelo
Bruce Lafky
Karli Lowy
Denise Wiley
Jackie Poplaski

Cedarhurst Members:

Jeff Shultz

President Comments:

None

Member Comments:

- There have been AirBnB concerns from the Alpine community
- Members felt that the Finance Committee should discuss their budget at a time that is not during the board meeting.
 - It was suggested that the board could possibly revisit motion and decide if they want advice from the finance committee.
 - It was noted that one account is best and two accounts might not even be possible.
 - There is currently \$47,000 total in the account for the community.
- Potential to organize treasurer report differently (this will be discussed in greater detail by the Finance Committee at a different meeting).

Minutes Approval:

- Denise Wiley motions to approve October 2023 minutes, Wendy Brant seconds the motion. All members are in favor. October 2023 Minutes are approved.

Old Business:

None

New Business:

- Treasurer report



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- There is concern over relationship of interest earned to water. A recommendation was made to have a Finance Committee meeting the weekend of 11/18/2023 to discuss. A vote has already been made to move the money.
- Proposed question: should the report contain a quarterly statement? General consensus was 'no' but the point will be tabled and brought up again during the Finance Committee meeting. At the next meeting the Finance Committee will report back on how we are using the interest accrued.
- Treasurer report via email (treasurer not in attendance) points of concerns:
 - Charge of \$100 = water testing
 - Charge of \$200 = landscaping/trees
 - Charge of \$75 = beach weeding
- Motion to approve finance report. Bruce Lafky motions, Tony D'Angelo seconds the motions. Finance report is approved.
- Taxes that were due have been filed (11/15/2023)
- Annual report of finances will be shown at a winter 2023/2024 meeting
- Water:
 - closing/being shut off effective 11/20/2023.
- Motion to approve water report – Denise Wiley motions to approve, Tony D'Angelo seconds motion. Water report is approved.
- Beach and docks
 - Potential to hire a company or get different equipment for next year. Will revisit when appropriate members are in attendance.
- Social committee
 - Will revisit when appropriate members are in attendance.
- Rules committee
 - New signage at the beach. Wendy Brant drafted a sign. Members suggested it be more condensed. All members are in agreement to have the sign and will further discuss the wording and placement at the beach (pole, tree, etc.) Wendy Brant and Jackie Poplaski will condense wording.
- Projects committee:
 - Quotes for the stairs project (the first 20 foot section) ****SEE JOB SPECIFICATIONS AT THE BOTTOM OF THESE MINUTES****
 - \$7,500 total was the first (and only, thus far) quote that has been received.
 - Board Members suggest that we receive a few more quotes.
 - A secondary idea was noted: when the forklift is rented for docks out day, that can be used to take the stairs out
- Roads:
 - Mohawk Trail will likely not get paved this year. Tony D'Angelo left a message with the company. Bruce Lafky received a definitive 'no' for 2023 paving.



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- It was suggested to potentially add a piece of Algonquin Trail to the paving job for 2024.

Open Forum:

- Proposal to skip December 2023 meeting and meet in January 2024. Members agreed.
- If we skip December 2023, it was suggested that we meet early in January to approve the budget ASAP. Members agreed.
- Potential next board meeting: January 10, 2024 at 7pm.
- Motion to adjourn meeting. All in favor.

Job Specifications for Stair Project

Quote #1: WeRenew
1. Demo upper stair and rail section on hill and remove from site
2. Repair and grade hill as needed
3. Install footings for wooden railing and build new wooden railings same as existing
4. Install a double 2x12 pt stinger (interior cut as a stinger exterior remain full)
5. Install 2x12 pt steps with Simpson stinger angle brackets
6. Rebuild to same length and run as existing does not include lower earth stairs
COST: Labor - \$6,000 Materials - \$1,500 Total - \$7,500
PAYMENT: 50% (\$3,750) due upfront / 50% (\$3,750) due upon project completion