



Cedarhurst Association Inc.
67 Mohawk Trail Sandy Hook CT 06482

January 10, 2024 Board Meeting

Attendance:

Denis Guay
Carol Rowe
Wendy Brandt
Jackie Poplaski
Bruce Lafky
Karli Lowy
Matt Dickie
Tim Lockart
Denise Wiley
Jeff Schult

President Comments:

- Communication, going forward, will be via direct email as this seems to be more successful in reaching association members than mass email.

Member Comments:

- None

Minutes Approval:

- November minutes are attached in last email that was sent to association members. Wendy Brandt motions to approve minutes, Denise Wiley seconds the motion. November minutes are approved.

Old Business:

- None

New Business:

- Finance committee:
 - Treasurers report: balance as of 1/10/2023 is \$27,618 with a cash balance of \$46,993. The money market has been a positive transition (increase in dollars). It was noted that that finance team targets to keep 1 (one) year of operating expenses in the money market account. This applies to the annual expenses as well as the water. Denise Wiley motions to approve treasurers report, Jeff Schult seconds the motion. Treasurer report is approved.
 - Budget: The membership fee for 2024 is \$275. Administrative expenses include items such as quikbooks subscription, property taxes (which increased this year),



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acquiring docks in/out machine. Additional fees include items such as water (which stayed the same as last year), docks (\$2,000 - the build up of capital for this yearly project has begun), beach (\$700), potential stairs project (\$7,000). This totals \$27,230 which is about a \$6,800 loss. Kayaks are \$50/yr. and docks are \$400/yr. The association did not have a picnic last year which leaves \$3,000 for the gathering budget. Possible suggestion is to have more than one picnic this year or a larger scale member gathering for 2024. Jeff Schult motions to approve the budget. Denis Wiley seconds motion. All members are in favor of approving 2024 budget. 2024 budget is approved.

- Water committee: What isn't spent in the water category becomes earmarked. Members of the water committee will make the recommendation to the board of how high the reserve goes. Water dues are \$225 per year. The system was closed in November 2023 for the year. Denise Wiley motions to approve the water report. Carol Rowe seconds the motion. The water report is approved.
- Beach and docks: The January rain storm took out some of the beach. A small portion of the beach will need to be covered and/or filled in with sand or rocks. The 2024 docks in date is TBD via email from Matt Dickie.
- Social committee: The board has settled on the final version of the wording of the beach rules sign. Denise Wiley motions to approve the beach rules sign. Matt Dickie seconds the motion. All members are in favor of the beach rules sign being approved. The board will decide sign placement at a later date.
- Old projects – the stairs. The board has acquired one quote so far. Board members rose concerns about contracted companies not wanting to take on the job. The board has agreed to continue to search for more quotes.
- Kayak racks – It has been noted that the top rack is too high and not usable for everyone. A possible solution would be to create a lower rack or make a vertical rack. There is potential to purchase new racks that will replace current racks. The board will revisit this point at a later date.
- Roads: Denise Wiley reached out to the town in an effort to have them observe Lakeview Terrace during inclement weather causing ice build up. The town removed any visible ice in the proper manner.

Open Forum:

- Wendy Brandt called a caterer in regards to the association picnic. July 20th was secured as a potential date for this gathering. It is estimated that the association picnic will cost about \$3,000. Members will gather in the afternoon from 4-7pm.
- The next board meeting is March 20th at 7pm.
- Regarding AirBnB activity in Newtown: there has been no activity at the town level at this point and this does not impact the association. The board noted the possibility of gaining access to renters basic information (name, address, email, phone number).



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- Motion to adjourn: all in favor.