



**Cedarhurst Association Inc.**  
**67 Mohawk Trail Sandy Hook CT 06482**

June 12, 2024 Board Meeting

**Attendance:**

Denis Guay  
Wendy Brant  
Matt Dickie  
Carol Rowe  
Tony D'Angelo  
Bruce Lafky  
Timm Lockhart  
Karli Lowy

**President Comments:**

- Denis Guay sent a notification to Cedarhurst Members re: May 2024 meeting and noted that anyone who is part of the Association is welcome to make comments.

**Member Comments:**

- Loose dogs at the beach.

**Minutes Approval:**

- Motion to approve Minutes from the May 2024 meeting. Tony D'Angelo motions to approve the minutes. Carol Rowe seconds motion. May 2024 Minutes are approved.

**Old Business:**

- None

**New Business:**

**Finance committee:**

- Treasurer report:
- As of June 12, 2024 46 households have paid their annual dues. So far, this year, everything is within budget. The stairs project has been completed and paid for. There is a total ofr \$21,749.41 in cash, \$28,215.00 in a money market, and a total of \$49,964.41 is the checking balance and the money market balance combined. The water bill is \$11,748. Going forward, the team will get a quote on quikbooks as this is something that cold be potentially utilized for finances. Motion to approve Treasurers Report. Bruce Lafky motions to approve. Matt Dickie seconds. Treasurers Report approved.
- Water report:



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- Radon came in a little high. The last test results came back at 5,060. Best practice is under 5,000. It is recommended to test the water every 5 years. Remediation options include a filtration system which is very expensive or each home owner decides what they would like to do about it on their own. Jackie Poplaski shared the results of the water test with all of the water users. No concerns have been raised at this point. Wendy Brant expressed a desire to have the lab results sent to all water users. Denis Guay will look into this. It was noted that if a test was pulled from the source the results will go to all water users but if a test was pulled from a house, just that homeowner will receive the report. Motion to approve water report. Tony D'Angelo motions so approve. Bruce Lafky seconds the approval. The water report has been approved.
- **Beach and docks and projects:**
- Matt Dickie and Tim Gibbons graded the beach. Matt Dickie ordered new boards for the docks and will continue to fix boards that need repair throughout the season. The association need an anchor and line for broken buoy. This will be ordered to replace the broken item. Potential to get extra stone for the landing of the stairs. Matt Dickie to provide this. Matt Dickie mows around the mailboxes each week but cannot access the area around the pump house with his mower as that area needs to be weeded before it can be mowed. Member will gather on June 29<sup>th</sup>, 2024 at 9am to clean out this area to allow for regular mowing. Denis Guay to send a note to all Association Members re: pump out weeding. There are currently 13 watercraft utilizing the docks. The light on the pole (at the beach) does not work. The lights between the canoe rack that are motion sensed also do not work. Potential to have these replaced by a professional. Board will discuss further at July 2024 meeting.
- **Social committee:**
- Wendy to have a completed flyer by Saturday re: July picnic. Members will be permitted to bring 2 guests to the picnic.
- **Open Forum:**
- Rental houses: Carol Rowe proposed sending a letter to landlords inquiring about the name and contact information of their tenant(s). During this conversation, the Association will inform the landlord that transferring their beach pass to their tenant will result in a forfeit of their beach access. In the event that a landlord forfeits their beach pass and transfers the pass to over to their tenant, this will be considered designation of a Special Member by the landlord. A Nominating Committee will be established asap. This task to be finalized at the July 2024 meeting.

\*The next meeting will be Wednesday July 9<sup>th</sup> at 7pm\*



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Motion to adjourn: Matt Dickie motions to adjourn. Tony D'Angelo seconds the motion. June 2024 Meeting adjourned.