

Point O' Woods
Board of Governors Meeting
November 19, 2010 6:30-10:00 PM
Phoebe Griffen Noyes Library
Old Lyme CT 06371
Minutes

Type of meeting: Regular Association

Secretary: Mary Ann Ruud

Attendees: Susan Bookman, Fred Callahan, David Tousignant, Beth Kelly, Kathy McKeough, Mark Peterson Harry Ritson, Bud Phelps,

Absent: Ken Russell,

Guests: Jeff Londregan, Association Attorney, and Treasurer Candidates

The meeting was called to order at 6:50

Executive Session: Susan Bookman motioned to enter executive session to discuss potential litigation. Harry Ritson seconded the motion, so voted, the motion carried. The Board entered executive session at 6:50. David Tousignant motioned to exit executive session. Harry Ritson seconded the motion. So voted, the motion carried. Executive session ended at 7:19. There were no votes taken in executive session.

Board Governance: Jeff Londregan reviewed the basics governance of a board. In summary: follow Robert Rules of Order, the chair person maintains order, all members can vote unless there is a conflict of interest, be civil, preserve due process and all board members must be unified after a vote is taken and can not partake in any actions that undermine the intent of a passed motion.

Kathy McKeough reported that owner of 26 Walnut Road appears to be renting rooms, which was discovered after an ad in a local newspaper was seen. A Board member called the number and they were told the room had already been rented. The Board discussed their options with the attorney, Mr. Londregan. He suggested a letter to the Old Lyme Zoning Board be sent requesting action be taken. The POW charter needs to be looked at to determine whether an ordinance can be passed restricting boarding houses. A discussion whether cars parked in the neighbor's driveways could be ticketed and they were advised that they could call the owners of the home to request permission to tow the vehicles.

Treasurer Candidates Interviews: Cynthia Hursty and Mario Campio were interviewed for the Treasurer's position before the community. Each candidate was interviewed for approximately fifteen minutes answering questions about their experience and some questions specific to the position they were being considered. The candidates were thanked for coming and excused themselves from the meeting.

Citizen Speak: Lorraine Gibson, 45 Connecticut Road, requested that something be done with the home that burnt down two years ago.

Nominating Committee Report: Lorraine Gibson reported on progress of identifying Board candidates. Mike Francis, Joe Ramad, Lenny Zagorski, Peter Banakos (available one year from now) and Kristen Alteri all reported interest in potentially serving on the Board. It was reported that Wayne Ashton may also be interested. Kathy McKeough reported that Mark Peterson, Susan Bookman and she were up for re-

election this next spring and had expressed their desire not to run again. Kathy McKeough will make her final decision as to whether she will run again in March of 2011.

Secretary's Report: Mark Peterson motioned to approve the October 15, 2010 minutes. David Tousignant seconded the motion. Editorial changes were made. A vote was taken on the minutes as amended. So voted, the motion carried.

Decisions:

Beth Kelly motioned for the appointment of Mario Campio as the POW treasurer. Fred Callahan seconded the motion. A discussion of the candidates took place. So voted, Fred Callahan, Beth Kelly, Mark Peterson, Bud Phelps, Harry Ritson and David Tousignant voted in favor of the motion. Susan Bookman voted no and Kathy McKeough did not vote. The motion carried.

Right of Way Parking: Fred Callahan motioned to leave the Right of Way near the Thompson's driveway as is but adding a pot and signage and monitoring the parking with the condition that the Right of Way will not be parked on. David Tousignant seconded the motion. The Board discussed the matter. Fred Callahan amended the motion to take out "a pot and" so that only a sign will be put in place to mark the Right of Way. David Tousignant seconded the amended motion. The motioned as amended is to leave the Right of Way near the Thompson's driveway as is but we will add signage and we will monitor the Thompson's best efforts to stay over on their side of the driveway and not on the Right of Way. So voted, the motion carried.

Discussion:

Request from Property Owner to Purchase POW Property on Walnut Road: The Board discussed a request by Nan Taylor, 32 Walnut Road, to purchase POW property abutting the railroad tracks, behind her house, for the purpose of acquiring property to expand her property to 10,000 square feet. Fred Callahan motioned to deny the request. Susan Bookman seconded the motion. So voted, the motion carried.

In Season Parking Lot Coverage: The board discussed the parking lot attendee coverage and duties during the summer months. A correspondence had been received listing recommendations for the parking lot attendants. The Board agreed that the parking lot attendants should be outside not in the shed, a uniform should be worn and they should keep records.

Security: Fred Callahan reported that contractors' signs were not in compliance with the POW sign ordinance. The Board supported the removal of any signs in violation of the time limit of the displaying of these signs and the size limitations.

Fred Callahan has drafted a letter to the DMV requesting motor vehicle information for ticket. This will be presented at a later date.

Fred Callahan reported the home on Connecticut Road that had burned two years ago is an eye sore. The Board agreed a letter from the Ordinance Commissioner, Ken Russell, will be drafted and sent explaining that if they do not clean the area POW will bill the resident for the work.

Special Selectmen's Meeting: Kathy McKeough reported on meeting with Selectmen and the need for a spring voter registration drive. It is the only way any changes will take place is if POW residents vote.

The Board supported the voter drive, Kathy will work on this over the winter. Kathy McKeough

Salary Study: Sue Bookman reported her survey of the local communities of salaries for maintenance workers. Her research indicated that rates ranged from \$13-\$28 with benefits. Her recommendation

was that POW review its pay rates every one to two years and that currently POW pay was equitable to elsewhere.

Kayaks on the Beach: Harry Ritson reported that there had been little to no feedback about the kayak policy this summer. Other Board members reported that there were a few complaints. Harry Ritson will consider restricting registration to two vessels.

Reports:

Treasurer's Report: Mark Peterson reported on the financial activity. The audit is in progress and is expecting a draft in December. POW received a water bill that will be divided between the boat basin and the recreation department. A letter to the Town of Old Lyme regarding the amount the town would provide to POW has been sent, requesting \$80,000 instead of the \$20,000 POW received in the past. Mark Peterson will write an accounting manual over the winter. Tax collections have stopped and those that have not paid will receive another bill. Mark Peterson will turn things over to the new treasurer in December. David Tousignant motioned to approve the treasurer's report as presented. Harry Ritson seconded the motion. So voted, the motion carried.

Commissioners Reports: Posted on the POW web site.

Correspondence/Communication Update: Bill Lacourcie wrote a thank you letter to the Board for the flowers that had been sent to him. Rob Pryblo wrote a letter to the Board indicating that he will put a bid in to do a study that he had previously said he would not.

New Business: Unfinished Business: The Board discussed the President's Role. Harry Ritson suggested a full time manager should be considered because the work load is too much for a volunteer president. It was stressed that matters in the community have gotten very complicated and will need a special skill set.

Citizen Speak: none

Harry Ritson motioned to approve the agenda. David Tousignant seconded the motion. So voted, the motion carried.

Adjournment: Mark Peterson motioned to adjourn. David Tousignant seconded the motion. So voted, the motion carried. The meeting adjourned at 10:27 PM.

Respectfully submitted,
Mary Ann Ruud