

POINT O'WOODS
BOARD OF GOVERNORS ANNUAL MEETING
6/4/11 – 6:00 PM
Old Lyme Middle School
Old Lyme, CT 06371
DRAFT MINUTES

Type of Meeting: 2011 Annual Meeting
Secretary: Mary Ann Ruud
Treasurer: Mario Ciampi
Board Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson, Bud Phelps, Harry Ritson, Ken Russell, and David Tousignant
Guests: William Lacourciere, Tom Londregan, and >50 POW residents

Kathy McKeough called the meeting to order at 6:11 PM. Ms. McKeough reviewed how the meeting would run and how voting would be conducted. Volunteers checking people in were thanked and a special thank you was extended to Norm Stitham for the work he does for the community. She noted that there was a quorum present and that the meeting was legal.

Women's Club: Women's Club co-Presidents Danne Pineo and Jan Tonucci reported the first meeting for the Women's Club is June 24th at 7:00 at 16 Oak Rd. The Welcome Back Social will be held on June 25th at the Pavilion. Applications for the craft fair and membership are available.

Minutes: Susan Bookman motioned to accept the minutes of the 2010 Annual Meeting (June 5, 2010). Beth Kelly seconded the motion. A vote was taken of the property owners, the motion carried.

Commissioners Reports: Kathy McKeough reported on updates to the Commissioners Reports since the Annual Call was mailed. The updates were: Ms. McKeough reported the Selectman of the Town of Old Lyme in a public meeting for the beach presidents recognized the beach communities value and the significant contribution to the tax base they supply and that a method of a more fair system needed to be created to reflect that contribution. Ms. McKeough reported that as owners they have a right to vote in the Town of Old Lyme referendums and they should exercise that right whether through absentee ballot or in person. A notice has been sent to some residents reporting that their trash cans would need to be put across the street from their home. Please comply with the notice and neighbors were asked to be kind to your neighbors' trash cans that will now be on their side of the road.

Ms. McKeough thanked Mark Peterson for all of his hard work in his role of Vice President and Treasurer. Susan Bookman was thanked for her work as WPCA Board member, Long Range Planning Commissioner and as the Ordinance Commissioner.

Marilyn Stitham, 49 Ridgewood Rd, reported the Wave deadline would be the 24th of each month.

Bob Bartlett, 39 Connecticut Rd., expressed his discontent with the look of the burnt down home on Connecticut Road and the home up for foreclosure auction on Massachusetts Rd. Ms. McKeough reported the owners on Connecticut Rd would receive a letter from Ken Russell , Ordinance Commissioner, citing they are in violation of ordinances and asked to take action. In addition she had spoken to the Town Sanitarian who has also sent a letter. Uncut lawns will be cut by POW staff and the owners will be charged for this.

Ted Kulpik, 1 Champion Rd., inquired when a pipe would be covered. David Tousignant reported it would be done prior to the start of the construction ordinance date. It was reported a new contractor had to be found due to the original contractor moving.

Beth Kelly motioned to ratify and approve all actions undertaken in the name of the Association by the Board of Governors and Officers during the fiscal year 2010-2011. Mark Peterson seconded the motion. A vote was taken, the motion carried.

WPCA: Ms. McKeough thanked William Lacourciere for his tremendous service in seeing through the sewer project. William Lacourciere reported on the actions of the Point O' Woods Water Pollution Control Authority.

There are a few things to be completed until the project is fully complete, Anderson Park restoration which a small team is staying to complete, the tennis court being fixed and lastly ensuring the remaining homes are hooked up. Forty-one letters were sent for some type of delinquency, today there are 27. Those not connected or have not paid will be hearing from the WPCA. Over 400 were connected. There were no questions from the public. William Lacourciere urged the community to support actions of the Board to slow vehicles on the new roads. He also urged them to support the effort to preserve the character of the community. He thanked the community, the members of the Paganelli team, and Kathy Aldridge.

Budget: To Kathy McKeough reported a new treasurer had been hired after a thorough search and interview process. Mario Ciampi, from POW was appointed to the position. Ms. McKeough reported they had achieved their goal of not raising taxes last year and were able to provide that again this year.

Mark Peterson motioned to adoption of the annual budget for the fiscal year 2011-2012 as submitted by the Board of Governors or as amended by the Association at this meeting. Susan Bookman seconded the motion.

Discussion:

Michelle Morin inquired where the security camera would be placed and who would maintain them. Ms. McKeough reported the cameras would be placed at the gate only, primarily for the winter when there is no security. It could be used to aid police if there are any problems. Fred Callahan reported they would only be used from Labor Day through Memorial Day and the footage could be stored for a year.

Mike Minkos, 17 Ridgewood Rd, inquired why there was no operating expense for utilities. William Lacourciere reported the WPCA operates on a separate budget, as required by state law. User's fees will cover the expense of maintenance, equipment and any associated fees.

Roy Johnson, 21 Massachusetts Rd., inquired about the cash reserves being used in the budget and what remained in the budget. Mario Ciampi reported \$400,000 was pulled from reserves as budget but many of those projects were not completed or happened at lower costs.

Mary Berry, 67 Connecticut Rd., inquired if innocent citizens would be subject to questioning if they happened to be in the community the day there was a problem. Fred Callahan reported that it narrows possibilities and allows them to know who comes and goes.

Kristin Allen, 30 Massachusetts Rd., expressed that she did not support the camera. She also suggested the Board consider two mil rates, one for seasonal and one for year around residents.

The community voted on the budget. So voted, motion carried.

Tax Rate: Mark Peterson motioned to set the mil rate for the 2011-2012 fiscal year of 1.63 mil based on the assessed value of the property by the Town of Old Lyme Assessors Office to meet the expenses provided in the budget, such taxes due August 1, 2011. Susan Bookman seconded the motion. A vote was taken, the motion passed unanimously.

Ordinances: Beth Kelly motioned to adopt recommended changes to the ordinances included within the Annual Call as presented. David Tousignant seconded the motion. There was no public comment. A vote was taken the motioned carried.

Point O'Woods Character: Kathy McKeough presented ideas on ways to preserve the character of POW and whether the Board should proceed at all with this idea. The four ideas included 1-do nothing and allow the Town to continue to handle the process, 2- create a POW Zoning Board, 3- Create an architectural review board and 4- Obatin a village designation.

John Boyd, 48 Hillcrest Rd., supported a long term plan. He indicated he is not against people updating their homes but objected to them building Taj Mahals and blocking views

Carolyn Sirkin, 74 Connecticut Rd., read a prepared letter expressing her displeasure with the Board for not acting on behalf of the community to intervene, or obtain the building permits as the ordinances require on the building at 85 Connecticut Rd. which obtained seven variances for its' building. Ms. Sirkin reported her property values and quality of life have suffered as a result of this building. Ms. Sirkin's written comments are on file with the Association and are available on request..

Ms. McKeough reported she was sorry that Ms. Sirkin felt that the Board had let them down but the Board did not have jurisdiction and that despite repeated requests for building permits not a single permit was submitted from the community as required. It had been determined that the Town of Old Lyme was not notifying abutters properly and Ms. McKeough has established a system to try to rectify that problem. Ms. McKeough stressed this is why a plan is needed to address problems just as this.

Ross Baiera, 48 Hillcrest, motioned that the Board continue to explore the options presented tonight. Mary Barry, 67 Connecticut Road, seconded the motion.

William Griffin, 7 Champion Rd., suggested they not pursue one option but all of them.

Mary Barry, 67 Connecticut Road, complimented Kathy McKeough tact and effort put into this. She stressed the need of the community to help with this and volunteer.

A vote was taken, 10 voted no, and a significantly larger number voted yes, the motion carried.

Security: Ken Russell motioned to authorize the Board of Governors to appoint and remove security officers for the protection of the Association as needed. Beth Kelly seconded the motion. So voted, the motion carried.

Nominees: Kathy McKeough thanked the nominating Committee members, Mariann Fitch, Loraine Gibson and Val Newhouse for their hard work attempting to find residents willing to serve. Three nominees were presented to the community for election to the Board of Governors. Kathy McKeough asked for nominees from the floor three times. There were none. There was a motioned that the nominations be closed, Susan Bookman the motion was seconded, the motion carried. Ross Baiera, 48 Hillcrest motioned that the secretary caste one ballot for the slate of candidates. The motion was seconded. A vote was taken, the motion passed unanimously. The elected officers are as follows: Kathleen McKeough, West Joffre Road, Greg McKenna, Seaview Road and Bill Griffin, Champion Road and Hillcrest Road.

Other Business: Rita Sulick requested residents please submit the blue form with your personal information to the WPCA.

Mark Peterson motioned to adjourn. Beth Kelly seconded the motion. The motion carried. The meeting adjourned at 7:41 PM.

Respectfully submitted,

Mary Ann Ruud