

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
May 18, 2012
6:30 -9:00
Phoebe Griffin Noyes Library
Old Lyme, CT 06371**

MINUTES

Type of Meeting: Regular Meeting
Secretary: Mary Ann Ruud
Treasurer: Mario Ciampi, absent
Board Attendees: Fred Callahan, Bill Griffin, Beth Kelly, Kathy McKeough, Bud Phelps, Greg McKenna, Harry Ritson, Peter Roberge
Absent: Ken Russell, Beth Kelly

Kathy McKeough called the meeting to order at 6:43 PM.

Citizen Speak:

Michael Kiernan, 56 Ridgewood Rd, inquired whether his requests would be considered tonight. Kathy McKeough reported the email had been distributed to the Board and would be discussed.

MaryAnn Fitch, 71 Hillcrest Rd., asked the Board reconsider the phasing out of gas golf carts because you can not hear the electric golf carts coming around corners and she had narrowly escaped an accident this past summer due to this very problem. Bill Griffin reported that the gas carts would not be banned but phased out and the guidelines had not been passed yet. There have been many complaints about how noisy the gas carts are and this is the first time this problem has been brought up. The Board said that they would take her advice into consideration.

Marilyn Stitham, 49 Ridgewood Rd., presented to the Board a large bag of rusty debris that had been found in the parking lot. The Board discussed the sources and concluded it was likely the fill used and that Peter Roberge and Bid Phelps would walk the lot to see how big the problem was. If necessary, Jeff would be put on task to remove the debris.

Agenda: Harry Ritson motioned to approve the agenda. Greg McKenna seconded the motion. A boat basin report was added and the review and approval of fines was added. So voted, the agenda passed as amended.

Secretary's Report: Harry Ritson motioned to approve the April 20, 2012 minutes. Greg McKenna seconded the motion. So voted, the minutes were approved.

Treasurer's Report: Mario Ciampi was absent and no report was done.

Decisions:

Board Appointment: Peter Roberge was welcomed to the Board. Harry Ritson inquired about whether the tree would be removed, which Peter reported that he would call the company to inquire about when that would be completed. Kathy McKeough reported that Jamie Munson and Sandy Downs will be interviewed for the Board openings. Harry Ritson has agreed to remain on the Board through June.

Golf Cart Parking: Michael Kiernan, 56 Ridgewood Rd, had submitted to the Board a request that the Board reconsider golf cart parking near his residence, as it interferes with tidal wet lands and have wet land species to consider. The Board discussed how the area could be rearranged, the parking demand and what type of barrier could be erected. Peter Roberge will meet Mr. Keirnan to walk through the area to determine the best arrangement and select a natural and attractive barrier to restrict the parking in this area.

Change in WPCA Ordinance: Kathy McKeough reported that the POW attorney Jeff Longregan had drafted the proposed ordinance to restructure the requirement of the Board representation on the WPCA Board to a

minimum of one Board member. The Board discussed who could be the representative. Harry Ritson motioned to change the WPCA ordinance requirement that a minimum of one member from the Board be on the WPCA Board to be presented at the Annual Meeting. Bill Griffin seconded the motion. So voted, the motion carried.

WPCA Appointment: Kathy McKeough reported David Tousignant was leaving the WPCA Board. The WPCA meetings and job duties were presented to the Board in garner an interested representative to replace David Tousignant. The Board concluded that they would decide on who would represent the Board in the WPCA after the Annual meeting when the community will vote on whether the Board will be required to maintain two representatives or can drop down to one representative.

WPCA Maintenance Expenses: Kathy McKeough reported that 4 residents had yet to connect to the sewer. On a separate issue the WPCA requested whether the POW Board would take into consideration of taking over the expense of maintaining the sheds that the pump stations are housed because they cannot deduct that expense. It was reported that POW currently maintains the grounds surrounding the sheds and that Jeff performs work on the grinder pumps. The Board concluded that hours worked by Jeff pertaining to WPCA equipment should be tracked and sent to Kathy Aldridge for reimbursement, which Jeff currently does do submit the hours but need to be sent to the WPCA. The prospect of other communities connecting into the sewer line was discussed. The Board concluded these expenses should remain separate. Harry Ritson motioned that the Association will continue to cover the work related to the grounds around the pump stations. Bill Griffin seconded the motion. So voted, the motion carried.

Fines: The previous year's fines were distributed for review. The Board discussed the fines concluding that the septic pumping fine would remain because there are homes that meet the state requirement for septic tanks and were allowed to keep them and therefore the fine must remain for non-compliance. Failure to stop at a stop sign will be a \$50 fine, and those blatantly driving through a stop sign would be charged with reckless driving. Driving violations apply to golf carts too. The construction ordinance violation will be \$250 per an occurrence, usually that is within one hour. Creating a wake in the channel was added to the wake in the boat basin fine. Overloaded was added to the over crowding of golf carts and words "other than real estate" was removed. Bill Griffin motioned to approve the fines for the 2012 season as discussed. Greg McKenna seconded the motion. So voted, the motion carried.

Security, violations: Fred Callahan distributed a packet to the Board for parking lot attendee guidelines. The Board discussed this, the golf cart registration fee will be \$40 not \$20 to cover security expenses associated with golf cart violations. The registration for golf carts will take place the weekend following the Annual Meeting, June 9th. This will be added to the Annual Call under the Presidents report. The Board discussed the fee structure. Harry Ritson motioned to approve \$40 fee for residents and a \$20 a week fee for renters. Bud Phelps seconded the motion. So voted, the motion carried. The Board concluded the dress of the security guards should be nice pants or shorts but no jeans. Harry Ritson requested that those that use the boat launch be logged because occasionally a boat will be in a slip that is not registered and they should be ticketed. The resident stickers were distributed to the Board for review; the board concluded they should be affixed to the passenger side window. These are not parking permits they are only so residents can pass through the gate without stopping to ease traffic in this area.

Women's Club Tables: Kathy McKeough reported the Women's Club wanted to purchase picnic tables; a picture of the proposed table was distributed. The Board discussed the tables and concluded that this would be tabled. The Board will make suggestions on other possible projects the funds could be spent, such as extending the pavilion or Anderson Park tables and benches.

Discussion:

Annual Call: Kathy McKeough reported the Annual Call was completed and would be mailed within the ten day requirement for the announcement. The order and routine of the meeting was reviewed. The organization meeting will take place immediately following the Annual meeting to make appointments and elect a president and vice president.

Logo and Welcome Booklet: Greg McKenna distributed to the Board summary of the Welcome Packet changes. The Board discussed additional changes and concluded that branding will not be pursued. Norman Stitham was thanked for his contribution to the history of POW section of the Welcome Packet. The Board's input was requested for top ten things to do and the how to get things done section from the commissioners. The summary ordinances will be added with a note that more detailed and further ordinances are available on the POW web site. A logo will not be established for POW.

Boat Basin: Harry Ritson reported 3 or 4 slips are open, the waiting list will be used and pro-rated fee assessed because the season has begun already. Mr. Ritson will draft a letter to those on the wait list for them to be prepared for the type of boat they will purchase so they can purchase the boat immediately if they come up on the wait list. Boat stickers will not be distributed if they are delinquent on any fines or taxes, the stickers will have to be obtained from Mario. Harry Ritson reported the state had changed trailering requirements and asked the Board for a 1 inch measurement discretion for boats. The Board discussed this. Harry Ritson motioned to give the Boat Basin Commissioner the ability to accept a 8' boat with a 1 inch measurement discretion in the measurement of the boat which will include rub rails. Bud Phelps seconded the motion. The Board discussed the measurement further. So voted, the motion carried.

Reports:

February Newsletter serves as reports.

Kathy McKeough distributed Parking Lot Usage Procedures drafted by Ken Russell. The Board discussed the need of a parking lot attendant. The Board concluded that they reserve the right to require an attendant and that possibly over a certain number of cars or attendees will dictate whether an attendant is required.

Correspondence/Communication Update: Kathy McKeough read a letter to the Board from her resigning from the Board after Labor Day weekend, September 5, 2012. The Board discussed who would take this position.

Citizen Speak:

Valerie Newhouse, 4 Carrington Rd., inquired whether the ordinances were given to renters. It was reported it was the owners' responsibility but Mary Berry would be asked about it since she handles the majority of the rentals.

Kathy McKeough asked the citizens whether they would be willing to volunteer. Marilyn Stitham reported she would not unless IDs are checked. The Board discussed the voting eligibility.

MaryAnn Fitch, 71 Hillcrest Rd., reported the Women's Club never discussed the tables and was not voted on. Marilyn Stitham, 49 Ridgewood Rd., inquired whether the Women's Club application/information was in the call and whether it was on a different color paper. Kathy McKeough reported that it was in the call but not on different color paper.

Executive Session: Harry Ritson motioned to enter executive session to discuss litigation and personnel matter. Bill Griffin seconded the motion. So voted, the motion carried. The Board entered executive session at 8:55 PM. The citizens and secretary left the meeting. The secretary was called back to the meeting. Harry Ritson motioned to exit executive session. Bud Phelps seconded the motion. So voted the motion carried. Executive session ended at 9:04PM

Adjournment: Harry Ritson motioned to adjourn. Bill Griffin seconded the motion. So voted, the motion carried. The meeting adjourned at 9:05PM.

Respectfully submitted,

Mary Ann Ruud