

Minutes
POINT O'WOODS
BOARD OF GOVERNORS MEETING
4/17/09– 7:00-10:00
First Congregational Church, Ferry Road
Old Lyme, CT 06371

Type of Meeting: Regular – Association business/Budget Review
Secretary: Mary Ann Ruud
Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson, Harry Ritson, Mark Stankiewicz, Joseph Sopczneski, and David Tousignant

Secretary's Report: Harry Ritson moved to approve the -April 4, 2009 minutes as amended. Mark Stankiewicz seconded the motion. So voted, vote was unanimous.

Citizen Speak:

Ron Mattison, 100 Hillcrest Road, inquired as to whether short and long term plans had been developed in conjunction with the completion of the sewer project. His concern being that POW community could be changed significantly with year around use/rentals and that building styles and sizes could greatly change to look of the community. He proposed possible zoning changes and that investigating how other communities dealt with similar changes may be helpful. Susan Bookman suggested to Mr. Matitson that he attend and or join the Long Range Planning Committee, as this is one of the subjects addressed by this committee. Attorney McGarry will be consulted as to whether POW building rules can be established.

Joseph Martin, 19 Champion Road, proposed that the entrance and exit on to route 156 be changed to one way entrances/exits. A discussion about the POW property line took place and whether this would be a State DOT project. The long range planning committee currently is focused on inside of POW at this point.

Secretary's Report: Harry Ritson moved to approve the March 20, 2009 minutes. Mark Stankiewicz seconded the motion. So voted, vote was unanimous.

Decisions:

2009-2010 Budget Review: Mark Peterson distributed the 2009-2010 budget package. Changes to the distributed package were: The net value of the property value assessment is \$113,930,940, giving yearly tax revenue of \$291,663. The labor cost under the WPCA will be increased \$600 for a total of \$13,067 with the possible need to hire inspectors for sewer connections. These changes will not increase the mil rate, which would remain at 2.56. With the changes listed the new revenue number would be \$429,065, the deficit is \$21,202, expenditures would be \$466,865 and the amount needed for transfer is \$59,002.

Harry Ritson requested \$10,000 to begin the permit process for dredging the boat basin, after a discussion it was decided this could be done without increasing the mil rate as a capital expenditure under the boat basin budget. A discussion concerning department budgets took place and whether there should be any changes, which was decided they would remain as currently proposed. David Tousignant motioned to accept the budget as proposed and amended and the mil rate be established at 2.56 for the 2009 fiscal year. Beth Kelly seconded the motion. So voted, vote was unanimous.

Ordinance: Sue Bookman

Susan Bookman distributed suggestions for ordinance changes.

Beth Kelly motioned to grant an exception to the hammer law for the entire 2009 season to Paganelli Construction Company, Connecticut Water Company and any of their sub-contractors. David Tousignant seconded the motion. So voted, vote was unanimous.

A discussion concerning the extension of the hammer law from June 20th until the week after Labor Day took place. The Board decided that this was not the time to consider this and tabled the consideration.

The Board discussed the septic system pumping compliance and enforcement would likely be taken over by the WCPA after the completion of the sewer project. The ordinances pertaining to the septic systems will remain as they are this year.

The Board has decided that golf carts owners will be presented guidelines requiring the owners' signature agreeing to follow the guidelines. Susan Bookman will investigate the possibility of issuing numbers to owners to be displayed clearly on the carts for easy identification. At a later date it will be determined how many infractions will be permitted before a resident loses their golf cart privileges and what are the exact guidelines.

An ordinance change was proposed: "Water or drainage of any type is prohibited from being pumped or discharged by any means (other than natural flow) onto POW roads or any public areas within POW." The board discussed what was discharge and pumping, and they determined that this would apply to residents evacuating water for that purpose alone and not things like washing vehicles and the like. Fred Callahan moved to approve the ordinance: "Water or drainage of any type is prohibited from being pumped or discharged by any means (other than natural flow) onto POW roads or any public areas within POW," pending legal approval. Mark Stankiewicz seconded the motion. Beth Kelly abstained from the vote. The motion passed.

It was proposed that on page 25 of the POW ordinances-after public lighting add: Public property-any act of vandalism to association property, including the destruction or removal of Association street signs, stop signs, etc.," be added to the ordinance. Beth Kelly moved to add this wording to the ordinances. Mark Peterson seconded the motion. So voted, vote was unanimous.

It was proposed that on page 26 section 8, add after ice cream, 'or water in a clear plastic bottle,' which would allow people to bring water in clear plastic bottles to the beach. Fred Callahan moved that above mentioned proposal be added to page 26 section 8 of POW ordinances. David Tousignant seconded the motion. So voted, vote was unanimous.

It was proposed that on page 27, section 1 be changed to read:

No business shall be carried on in a residence or on the property within the limits of this association. This ordinance shall not apply, however, to real estate agents or their affiliates whose business is solely limited to selling, renting or maintaining property within Point O' Woods.

The change allows for the maintenance of the properties in this business type. Mark Peterson moved to approve the proposed change to page 27, section 1. David Tousignant seconded the motion. So voted, vote was unanimous.

It was proposed that page 29 section 3 be eliminated, which requires permits obtained from residents be mailed to the POW Board. The board tabled this item until a later date.

It was proposed that on page 34 and 35 section 1 and section 3 that after Connecticut Commissioner of Motor Vehicles as "or any other State Commissioner of Motor Vehicles in the United States." Mark Peterson moved to approve the proposal as stated. David Tousignant seconded the motion. So voted, vote was unanimous.

It was proposed that on page 40, 41 and 42 chapter 2 section 24, 25, 26, 27 chapter 3 sections 1,3,5,5.3 change all "the President of the Association or his delegate," to The Board of Governors or

its delegates." Mark Peterson moved to approve the proposal. Beth Kelly seconded the motion. So voted, vote was unanimous.

It was proposed that for the Nominating Committee Guidelines paragraph 4 eliminate the word "monthly." Beth Kelly motioned to approve the proposal. David Tousignant seconded the motion. So voted, vote was unanimous.

It was proposed that the Financial Controls for the requirement of two signatures for any expenditure over \$2000 be increased to \$5000. Susan Bookman moved to approve this proposal. Fred Callahan seconded the motion. Mark Peterson abstained from the vote. So voted. Motion passed.

A discussion concerning increasing fines for certain violations as a deterrent ensued. Recommendations will be made by Susan Bookman at the May meeting.

Recreation: Beth Kelly reported that permits had been obtained from the DEP to go forward with the handicap accessible ramp to the pavilion. Three quotes were obtained ranging in price from \$6,700-\$11,000. Beth Kelly recommended that the vendor Trowbridge Mason be awarded the contract in the amount of \$8,900. The lowest bid failed to meet all of the specifications as required and desired by POW. Also Trowbridge Mason design and materials will bend with the existing pavers and other materials. Mark Peterson moved to approve Trowbridge Mason as the approved contractor for the handicap accessible ramp to the pavilion in the amount of \$8,900 as detailed in the quote. Harry Ritson seconded the motion. So voted, vote was unanimous.

Drainage: Kathy McKeough distributed the Drainage Proposal which will be presented to the community at the special meeting on May 2, 2009. The proposal provided background of the drainage problems, the process the Board used to attempt to address these problems, the funding of the project and finally the recommendation of the Board. The Board discussed the details of the proposal and agreed on the final recommendation to the community on funding, which would be to use cash on hand and maintain the reserves. David Tousignant motioned that the recommendation to the community be that the funding of the drainage proposal come from cash. Susan Bookman seconded the motion. So voted, vote was unanimous.

Reports:

Treasurer's Report: Mark Peterson distributed the Treasurer's reports. He asked the Board members to please read it and contact him if there were any questions.

Commissioners Reports: Was attached to the agenda and should be referred to for any updates.

Correspondence/Communication Update: A letter had been received thanking the Board for addressing the long needed drainage improvements and requested attention be paid to a certain area in POW. The letter was passed to David Tousignant to determine if it was being addressed. Harry Ritson motioned to enter in to executive session to discuss Stanhope Beach. Mark Peterson seconded the motion. So voted, vote was unanimous. Board entered executive session at 8:55. The Board meeting reconvened at 9:08.

New Business: Mark Stankiewicz will not seek reelection at the Annual Meeting due to familial and professional obligations. The Board thanked Mr. Stankiewicz for his years of commendable service to the community.

Susan Bookman received a request from a resident to install an invisible fence to restrain her dog. David Tousignant moved to grant an exception to the ordinance to allow invisible fence as a means of restraint. Beth Kelly seconded the motion. Fred Callahan abstained from the vote. So voted. Motion was passed.

Mark Stankiewicz reported that there is a new Animal Control Officer in the community and the officer would like to come to talk to the Board at a meeting, which will be determined when at a later date.

Unfinished Business: None

Citizen Speak: Joseph Martin, 19 Champion Road, expressed his great concern over golf carts and the lack of safe use of them but also whether any guidelines that are developed could be enforced without being very costly. Other citizens present expressed their concern that with the newly paved roads reckless golf cart driving will likely be a problem this summer. Lorriane Gibson suggested that it be stressed that the guidelines are a compromise to an absolute ban of golf carts and that if the guidelines are not followed that a ban will follow. Mr. Martin and Susan Bookman will be meeting to discuss this and brainstorm some solutions.

Ron Mattison, 100 Hillcrest Road, stated that the wall painting, by the channel, is the same artist as one at another beach and the key to discourage this is to paint over it as quickly as possible. Mr. Mattison suggested that golf carts be treated like all motor vehicles and enforce the laws that pertain to them.

Mark Peterson reported that the CPA received a letter from the State that needs to be attached to the audits that were distributed in December.

Adjournment: Harry Ritson motioned to adjourn; David Tousignant seconded the motion to adjourn at 9:25 p.m.

Respectfully submitted,

Mary Ann Ruud
Secretary