

POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
May 11, 2010  
6:00-8:00 PM  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371

## Minutes

**Type of Meeting:** Special – Association business  
**Secretary:** Mary Ann Ruud  
**Attendees:** Susan Bookman, Beth Kelly, Kathy McKeough, Mark Peterson, Harry Ritson, Ken Russell (via speaker phone), Bud Phelps and David Tousignant  
**Absent:** Fred Callahan  
**Guests:** Rob Pryblo, RFP Engineering

**Citizen Speak:** None

**Agenda:** David Tousignant motioned to approve the agenda. Harry Ritson seconded the motion. So voted, the motion passed.

**Decisions:**

**Ordinances:** *Ken Russell*, presented a recommendation for an ordinance for presentation and voting at the Annual Meeting pertaining to road damage. It was presented as follows:

Road Damage Ordinance

Section 1. TITLE. This ordinance is entitled the Association Road Damage Ordinance. The purpose of this ordinance is to protect Association roads.

Section 2. DEFINITION. "Damage" shall mean any use of Association highways or bridges that causes unscheduled repairs or expedites the normal time for replacement of the highway or bridge, including, but not limited to, damage to roadway surfaces, shoulders or sidewalks. This will also include any act performed on private property that alters or damages the roadway surface or road bed.

Section 3. No property owner, their guests, or contractors/service persons working for a property owner shall cause damage to any Association highway or bridge, shoulders or sidewalks. This includes damage caused by the use of motor vehicles or equipment and any act performed on private property.

Section 4. The property owner will be held responsible for reimbursing the Association for the cost of repairing any damage caused by the above. Repairs will be undertaken by an appropriately licensed contractor chosen by the Board of Governors.

Section 5. Failure to reimburse the Association for repairs shall result in a lien being placed against the owner's property. Property owners are also responsible for any costs incurred by the Association in the recovery of the necessary reimbursement, including, but not limited to: legal fees, court costs, and interest.

The Board discussed how this ordinance would work and how to enforce it. David Tousignant motioned to approve the road damage ordinance as presented going into effect after the second has been laid on any given road. Susan Bookman seconded the motion. So voted unanimously, the motion carried.

**Property Owner Request:** Kathy McKeough and Rob Pryblo, reported on a request by Dr. Richardson, Seaview Road, to use a POW Right of Way to install water lines for his property. The Board discussed at length what this would include and asked the resident questions. David Tousignant motioned to allow Dr. Richardson use Point O'Wood property through the obtainment of an easement and the necessary surveys to install a water line to his residence. Susan Bookman seconded the motion. So voted unanimously, the motion carried.

**Parking Lot Plan:** Dave Tousignant and Rob Pryblo presented two alternative plans to correct the parking lot flooding. Option one would cost \$118,556 which will raise the parking lot above the ten year flood frequency. The second plan would raise the lot and reconstruct Ridgewood Road which would then only flood in major flood events. The cost of the second option would be \$136,267. The Board asked Mr. Pryblo many questions about the two options and discussed the project at length. David Tousignant motioned to recommend option 2 to the community which will be included in the budget at the Annual Call in the amount of \$136,267 subject to the approval of the Department of Environmental Protection. Susan Bookman seconded the motion. So voted unanimously, the motion carried.

**Budget:** Mark Peterson, present the final budget to be voted on at the Annual Meeting. The Board discussed the tax rate at length. Beth Kelly motioned to approve the budget as amended with a mil rate of 1.63. Harry Ritson seconded the motion. So voted unanimously, the motion carried.

**Citizen Speak: None**

**Adjournment:** Mark Peterson motioned to adjourn the meeting at 10:15 PM, Beth Kelly seconded the motion. So voted, the motion carried

Respectfully submitted, ~

Mary Ann Ruud