

**Minutes
Point O'Woods
Board of Governors Meeting
7/17/2009 7:00 - 10:00 PM
Phoebe Griffin Noyes Library**

Type of meeting: Regular- Association Business
Secretary: Mary Ann Ruud
Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough,
Harry Ritson, David Tousignant

The meeting was called to order at 7:00 PM

Citizen Speak:

Marilyn Stitham, 49 Ridgewood Road, reported that the deadline for the Wave was the following Wednesday, July, 29th.

David Richardson, 72 Seaview Road, inquired as to whether all the Board members had received his request. Kathy McKeough reported they had and it was a topic to be discussed tonight.

Jim Griswold, 25 Champion Road, asked the requested easements be carefully considered by the board and determine if there this was being done because it is a cheaper way for these residents to hook up to their sewer. He also requested that any expenditure increases be limited due to the potential of increased taxes with the new school. He also requested that Stanhope be settled and that POW ought to be good neighbors, while recognizing rights to the beach. Kathy McKeough reported that the WCPA are on target with the sewer budget and that the Board in general takes a very restrained approach toward spending. Kathy reported that the community was being asked to respect the upcoming party on Stanhope and that the Board is continuing to work with Stanhope to arrive at a mutually agreeable resolution.

David Wilcox, 22 Sargent Road, had made observations of the POW maintenance crew and questioned the need for a second part time employee. He distributed a list to the Board of his observations.

Sally Scully, 11 North Rd, complained about the residents' at 8 North Rd ongoing construction on the property. She described the scene, their lack of respect for there neighbors and the owners less than honest description of work to the Board at the prior month's meeting. She requested that they be fined from June 25th until it ceases, proof they paid the fines, and if that is not done a letter from the Board denouncing the behavior be sent to the owner. Kathy McKeough reported that they had begun to communicate to the owners and that as of Wednesday the construction had stopped. The owners had not been granted an exception to the hammer law, which prohibits construction on the interior and exterior of a home.

Bill White, 16 Shore Acres Road, worried the integrity of laws will be diminished if fines are not issued and paid.

Sally Scully, 11 North Rd., felt that the board must do something to uphold the integrity of the law.

David Richardson, 72 Seaview Road, suggested that security be present to restrict access to Stanhope Beach during their party.

Lorraine Gibson, 45 Connecticut Rd., asked what was being done about golf carts that did not have registration numbers. Susan Bookman reported they were being pursued by the security.

Mary Lennon, 48 Ridgewood Rd., reported that the sign behind the pavilion that states no bikes is only on one side and should be posted on both. Kathy McKeough agreed and reported the need to replace the existing sign, as it was faded and difficult to read.

Secretary Report: Amendments were made. Mark Peterson moved to accept the minutes as amended. Susan Bookman seconded the motion. So voted, vote was unanimous.

Nominating Committee: Michael Kerman withdrew his candidacy for the Nominating Committee. Fred Callahan motioned to appoint Mary Ann Fitch to a three year term to the nominating committee, ending June 30, 2012. Mark Peterson seconded the motion. So voted, vote was unanimous.

Board Appointments: Susan Bookman motioned to nominate Peter Formica to the remaining two year term of Joseph Sopczneski. Harry Ritson seconded the motion. The board discussed the position and the all of the boards' roles and responsibilities. The board reached a consensus to table the nomination for another month.

Hammer Law Fines: Kathy McKeough received a letter from Lucy DiNardi on 4 Sargent Rd requesting a ticket she had received for violating the hammer law be waived due to emergency roof work being completed on her house on June 27th. She thought the request for an exemption to the hammer law had to be made at a regularly scheduled Board meeting and therefore did not receive the proper permission to complete the work. She received a \$500 ticket for the violation. The Board discussed the situation. Fred Callahan motioned to eliminate the fine. David Tousignant motioned to modify the fine in half, in the amount of \$250. Fred Callahan rescinded the motion to eliminate the fine. The Board heard a report from Susan Bookman of other requests that had been made to her for emergency repairs that had been granted exemptions. Beth Kelly seconded David Tousignant's motion. So voted: Fred Callahan, Mark Peterson and Harry Ritson voted in opposition to the motion. Susan Bookman, Beth Kelly, David Tousignant and Kathy McKeough voted in favor of the motion.

Request to place water and sewer installations on the right of ways: David Richardson, 72 Seaview and Jack Harney, 86 Hillcrest are requesting easements on Point O'Wood's right of ways to install the connection of both their water lines and on in the Richardson request connection of the sewer line. The Board discussed these requests at length and will have Attorney McGarry draft a motion if they decide to go forward with the motion and additionally they will investigate the situation further. The engineer Rob Pryblo will be asked to attend the next meeting to advise the Board on the matter.

Operations Committee: Harry Ritson reported the committee had concluded the need for administrative support as the demands increase on the Board members and the WPCA. The committee is writing the job description for the position. The commissioners will be writing all of the administrative tasks they currently complete and provide a list of those tasks to Harry Ritson.

Engineer Recommendations: Harry Ritson reported the relationship with the current engineer had not changed and was not pleased with the current services. Three upcoming or current projects need professional engineering services: the parking lot, the floating dock and the dredging of the channel. Harry Ritson supported leaving the floating dock project with the current engineer because of where it was in the process. Rob Pryblo is reviewing the old dredging plans to determine whether he has the expertise for this type of process.

Truck Maintenance: David Tousignant reported a review had been done on the truck and advised the Board that repairs should be made to the existing truck rather than buy a new truck at this time. It was determined the current truck likely has two to three more years of useful reliable life.

Hillcrest Improvements: David Tousignant reported that Pagenelli had suggested a dry well be installed where Hillcrest Rd. meets Sargent Rd. which would eliminate water pools that collect in the area. The quote provided was for \$4458, and did not include the removal of materials. The Board discussed the need for this and the area in the budget this would apply. The Board determined this would fall under the consulting line item approved at the Annual Meeting. Susan Bookman motioned to approve \$5000 to install a dry well on Hillcrest Rd. David Tousignant seconded the motion. So voted, vote was unanimous. David Tousignant reported other work had been identified and will provide a full list to the Board for review.

Golf Carts: The Board discussed whether warnings should be given for first time violators of moving violations on golf carts, which the Board agreed warnings should be given first. Golf carts were being parked on the fire line during movie nights when the parking lot was flooded. It was determined that because it was a safety issue that golf carts should not be parked in this area.

Treasurer's Report: Mark Peterson distributed June preliminaries for the budget. The tax bills were printed incorrectly and had to be reprinted. They will be sent on Monday the 20th. \$3000-\$4000 in delinquent taxes had been collected and Mark Peterson hopes to continue to make progress in collecting the remaining outstanding tax bills. Mark Peterson is arranging to have the insurance agent speak to the Board about coverage at an up coming meeting.

Correspondence: Kathy McKeough read a letter from a community member thanking the POW community for their support during their child's wedding. Dick Sagan submitted his resignation from the Federation of Beach's. Mark Peterson motioned to accept and with many thanks the resignation of Dick Sagan from the Federation of Beach's effective August 29, 2009. Beth Kelly seconded the motion. So voted, vote was unanimous.

Caroline Sirkin has been corresponding with Kathy McKeough and is requesting Tom Henick of the Freedom of Information to facilitate a meeting between the two. Tom Henick will be coming to the August meeting to do a summery of FOI.

New Business: Mark Peterson reported that a POD, or a storage container, has been on a property on Seaview Rd for a very long time which is in violation title 1 chapter 2 ordinance.

David Tousignant motioned to enter executive session for the purposes of discussing Stanhope Beach and employee pay.

Beth Kelly motioned to come out of executive session. Susan Bookman motioned to adjourn at 10:23 PM.

Respectfully submitted,

Mary Ann Ruud