

POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
8/20/2010  
7:00 – 10:00PM  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371  
MINTUES

Type of Meeting: Regular – Association business  
Secretary: Mary Ann Ruud  
Attendees: Susan Bookman, Fred Callahan, Kathy McKeough, Mark Peterson, Bud Phelps, Ken Russell, Harry Ritson and David Tousignant  
Absent: Beth Kelly  
Guest: Jeff Londregan, Association Attorney

Mark Peterson motioned to approve the agenda. Ken Russell seconded the motion. Recreation, board composition, security, Stanhope Road parking and parking lot project were added under Discussion. So voted for the amended agenda, the motion carried unanimously.

**Executive Session:** Harry Ritson motioned to enter executive session to discuss potential litigation and personnel matters with Attorney Londregan. Ken Russell seconded the motion. So voted, the motion carried, the executive session began at 7:10. The executive session ended at 8:22.

Bud Phelps motioned to increase Jeff's salary from \$19 to \$20 per hour to begin the first pay period after September 1, 2010. David Tousignant seconded the motion. So voted, the motion carried unanimously.

**Citizen Speak:** Barbara Roy, 22 Walnut, inquired about changing the status of her home for seasonal to year around status. Jeff Londregan recommended she seek counsel from a land use attorney. He briefly described the process that would likely take place, which is to submit an application, if denied it would go to the ZBA, and if denied there it would then be taken to the courts.

Susan Bookman, 12 Oak Road, inquired whether it would be helpful to have many property owners join one suit. Jeff Londregan replied it would, as it would lower the cost individually.

Barbara Roy inquired how to go about completing the T of OL questionnaire. Jeff Londregan replied she could write a letter they are preserving their rights of non-conformity. There is a letter from him to the community that is posted on the web site with advice on the matter.

Tammy Ward, 35 Massachusetts Road, inquired what was required to prove pre-existing nonconformity. Jeff Londregan reported the more the better including affidavits, photographs and a history of oil bills would all establish pre-existing nonconformity.

Tammy Ward, 35 Massachusetts Road, stated her objection to the increasing of the fees in the boat basin. She suggested collected fees from those that use the boat launch to supplement to needed income. Kathy McKeough thanked Tammy and reported that her idea will be considered.

Susan Bookman, 12 Oak Road, asked Jeff Londregan how to answer question 7 on the T of OL questionnaire, which asks about the codes of 1966. Jeff Londregan indicated that it probably is referring to winterization codes that were instituted. Jeff Londregan continued that one could answer it is unknown. Kathy McKeough reported that she wrote her home was built in the 1920's but it had many updates through the years, which she included supporting documentation.

**WPCA:** Kathy McKeough reported the WPCA public hearing is August 28, 2010 at the Old Lyme Middle School.

**Secretary's Report:** Fred Callahan motioned to approve July 16, 2010 minutes. Ken Russell seconded the motion. So voted, the motion carried.

**Legal and Governance Matters:** It was reported that the Town of Madison has a split tax structure for year around residents and seasonal residents. Attorney Londregan will investigate this and report back to the Kathy McKeough. The Board discussed the steep increase in taxes. The community was advised to vote, which they have a right to do on community matters even if they are voting in their home towns.

**Ordinance Enforcement and Fees:** Jeff Londregan reported that the State limits fines to \$250 per an occurrence. Ken Russell will investigate what occurrence means in terms of the passage of time.

**DMV access:** records of the DMV are needed to pursue unpaid tickets. Fred Callahan will attempt to obtain the information from the DMV.

#### **Decisions:**

**Boat Basin:** Harry Ritson outlined the future needs and finances of the Basin. He distributed the Boat Basin Fee Study, which is attached as a separate document in the minutes. Additionally Mark Peterson distributed the Boat Basin Funding, which is attached for the minutes. The Board discussed at length the services of comparable marinas, the fees, upcoming expenses and past expenditures, sources of future funding and the current fee structure in relation to current and future needs. The Board discussed levying a fee for the use of the boat ramp, which will be reviewed by Harry Ritson and submitted for consideration at the September meeting. The proposed change presented will alter how the boat basin is accounted for in the budget making it a non-revenue generating source for POW. Harry Ritson motioned to accept 40% relative to the market place as outlined in the report center column as the fees for the boat basin for the 2012 year. Ken Russell asked that the motion not be relative to the market because POW future expense will not go down but the local market may. Ken Russell motioned to withdraw the motion. Harry Ritson seconded the motion. The motion was rescinded. Ken Russell motioned to raise the fees for the 2011-2012 year by \$13,400 to cover anticipated expenses as reported in the Boat Basin Fee Study. Susan Bookman seconded the motion. So voted, the motion carried unanimously.

**Roads:** Dave Tousignant reported on the Champion Bridge railing. The project will cost around \$3600. The project will be considered at the first regular spring meeting after it is determined the contingency funds are not needed for other unforeseen expenses. Dave Wilcox will be paid for the work he has completed on the project up to this point.

#### **Discussion:**

The Board discussed the Dept of Recreation band event flier which invites attendees to bring a picnic. The Board had not opened the events to allow alcohol and food on the beach. The Board will determine the location of the next event, if it is at the pavilion where food is permitted the fliers are accurate in inviting guest to bring a picnic.

**Composition of the Board:** Mark Peterson has announced his intention not to seek re-election at the next Annual meeting. Additionally he will not ask to be renewed as the Treasurer, and is requesting his replacement be secured prior to January 1, 2011. Mark Peterson was thanked for his outstanding service and that he would be missed. The WPCA could potentially have two vacancies also. The Nominating Committee will be asked to canvas the community seeking individuals to serve.

**Clendenan Request:** was tabled until the next meeting.

**Security:** Fred Callahan reported the Rosers family would like to continue to beautify the center island, which the Board supported. Fred Callahan also inquired who had permission to park on Hillcrest. It was suggested he follow up with Doris or Norm because they had a thorough knowledge of the POW history.

**Parking Lot:** David Tousignant reported that the parking lot gravel machine needed to grind the rock in Anderson Park would need to pass under the newly paved underpass which could damage the road. If the State denies the permit for the parking lot project POW would be stuck with the 55,000 tons of material. The Board's consensus was not to take that risk. David Tousignant will run the numbers by Rob Pryblo when he returns. This may change the original plan.

**Reports:**

**Treasurer's Report:** Mark Peterson distributed the Treasurer's report. Tax receipts are at 56%. An auditing firm has been hired: Gothie, Hoyt & Filippetti LLC., from Groton CT. The flooding claim from the POW resident has been denied by POW Insurance, stating they felt Paganelli was at fault. The Board discussed POW money and where to obtain the best interest rates.

**Commissioners Reports:** posted on the POW web site.

**Correspondence/Communication Update:** posted on the POW web site.

**New Business: Unfinished Business:** The Board discussed the water rates as presented in a letter from Connecticut Water.

The truck logo was presented for approval.

**Citizen Speak: none**

**Adjournment:** Sue Bookman motion to adjourn. Ken Russell seconded the motion. So voted, the motion carried. The meeting adjourned at 10:45 PM.

Respectfully submitted,  
Mary Ann Ruud