

MINUTES

POINT O'WOODS BOARD OF GOVERNORS MEETING 9/18/09 – 7:00-10:00PM Phoebe Griffin Noyes Library Old Lyme, CT 06371

Type of Meeting: Regular – Association business

Secretary: Mary Ann Ruud

Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson
Harry Ritson, David Tousignant and Board Counsel Attorney McGarry

Guests: Tom Hennick, FOI State of Connecticut, Rob Pryblo, RFP Engineering

FOI Refresher: Tom Hennick, FOI State of Connecticut, summarized the major highlights of the freedom of information laws as it applies to meetings and making materials available to the public. Further information can be found at: <http://www.state.ct.us/foi/>.

Agenda: Kathy Aldridge report on the WPCA and the awnings was removed from the agenda, as she was unable to attend. Rob Pryblo will report on the WPCA. David Tousignant motion to accept the agenda as amended. Harry Ritson seconded the motion. So voted, motion passed unanimously.

Citizen Speak:

Pat Nylin, 40 Hillcrest Road, inquired whether the Board would consider opening another access to the community near the train track for emergency response. The Board and a companion of Ms. Nylin's that was knowledgeable of the area discussed whether this was feasible and the need to obtain permits from the State and the train company. It was decided the first step was to inquire if the local first responders have a second access point to the community and whether one is needed. An emergency evacuation plan was also brought up for consideration and that one should be developed.

Jim Barton, 23 Champion Road, reported that during a hurricane this summer many kayaks had been left on the beach and as a result were in the water. A group of citizens removed the kayaks to safety; however the owners have yet to remove them from the beach some three to four weeks later. The kayaks in hurricane conditions pose a projectile threat to the community. Mr. Barton requested that kayak owners be required to remove the kayaks during hurricanes. He also requested that the racks not be put on the beach because they will not look nice and asked the Board consider an alternate location or possibly tether the kayaks.

Mary White, 16 Shore Acres Road, inquired whether fines had been collected for hammer law violations and what the process was if they were not collected. Kathy McKeough reported the process and that the Board was in the process of collecting and that Memorial Day is the most effective time to collect when they are trying to get parking stickers.

Mary Lennon, 48 Ridgewood Road, reported that, in the past, household names were printed in the Annual Call if they had over due fines or delinquent taxes.

Richard Burlingham, 16 Walnut Road, reported that the parking lot condition was a real problem because an emergency helicopter could not land there if needed. Kathy McKeough reported that correcting it was a priority of the Board.

WPCA:

Rob Pryblo reported that the paving was starting Monday. Residents are being notified the day ahead of paving near their residents so they plan to park elsewhere. Cars can not drive on the newly paved roads for one day giving the road time to cool.

The tennis courts are cracked as a result of the sewer project work and will fixed by the contractors POW had used previously used at Pagenelli's expense. The tennis courts will be repaired in time for next season's use and cones will be placed near the cracks so residents do not trip. Pagenelli will be contacting Sullivan Paving and Dulton Contracting for the repairs.

Parking lot access will be reopened in about two weeks. As for the flooding in the parking lot, Mr. Pryblo initially thought a valve could be installed to stop flooding but the DEP had declared the area title wetlands that require periodic flushing. Raising the parking lot may be the best long term solution and Mr. Pryblo will meet with the DEP officials to determine the historical reluctance to do so and investigate alternate solutions if needed. The current permitted solution will not work because it will merely redirect the water into Ridgewood.

Kathy McKeough reported a correspondence from Shesler, Albert T & Rita of 14 Champion Road requesting an alternate exit in the parking lot by removing the large flower pots temporarily. The Board decided it was not wide enough for car traffic.

Kathy McKeough reported that there was an information meeting at the Middle School on Saturday, 9/26/09 concerning sewer hook up for the residents.

It was reported that there may be a need for a dry well on Carrington Road. After a discussion Rob Pryblo had felt that it would be corrected when Pagenelli blasted there closing a spring and therefore alleviating the problem. A dry well could be installed if that does not correct it.

Jack Harney requested an easement to install water and sewer pipes on a right of way. The Board asked Rob Pryblo questions concerning the need to use the right of way for his sewer hook up and any alternatives if there were any. The Board Counsel, Attorney McGarry, answered the legal concerns of the Board and he stressed the need to spell out the necessity of the easement for the Association in the agreement to set the precedent for any future requests.. Rob Pryblo reported this would likely come up again with other residents. David Tousignant motioned to grant Jack Harney the permission to use the right of way at 86 Hillcrest Road, subject to obtaining the proper easement using the legal services of the Board Counsel, Attorney McGarry, to draft the easement, at no cost of the Association for the entirety of the project. Susan Bookman seconded the motion. So voted, Susan Bookman, Fred Callahan, Mark Peterson Harry Ritson and David Tousignant voted in favor of the motion. Beth Kelly opposed the motion. The motion carried.

Attorney McGarry reported that language for the right of way signs limiting liability had been completed. It was reported the need to install a few signs stating "Proceed at your own risk" or "no access beyond this point" in two particularly treacherous areas. The Board discussed a small beach area that prohibited access to dogs and whether this was a beach area, which they concluded it was.

Secretary's Report: A name correction was made. David Tousignant motioned to approve August, 2009 minutes as amended. Harry Ritson seconded the motion. So voted, motion passed unanimously.

Decisions:

Hammer law: The Board discussed whether suspending the hammer law, for the purpose of connecting to the sewer system (only) for the 2010 season should be considered. It was decided it was too early to determine if this was necessary depending on the progress made in the sewer connections in the spring and if needed would be discussed then.

Board Appointment: A slate of candidates was not available for consideration.

Grounds: Dave Tousignant reported that Town of Old Lyme would not be doing a fall leaf pick up. As an alternative he suggested a dumpster from All Waste for \$150 and an additional \$80 per ton be put at POW. Residents can leave the leaves in brown paper bags curb side for pick-up by Jeff. The Board will pursue higher yearly fees from the Town to make up for this expense. David Tousignant motioned for the period of fall through December 31st for dumpster services for leaf removal not to exceed the amount for \$2,000. Harry Ritson seconded the motion. So voted, motion passed unanimously.

Drainage Disbursement: The Board was presented the drainage invoice from Paganelli, in the amount of \$60,030.30, for first phase of the project approved at the Association Special Meeting. Fred Callahan motioned to pay the drainage invoice from Paganelli. Susan Bookman seconded the motion. So voted, motion passed unanimously.

Discussion:

Newsletter: Kathy McKeough collected the commissioners' newsletter submissions. The newsletter will cover leaf pick-up, commissioner reports, items being worked on and thanking certain members of the community. Beth Kelly will include a survey for owners to complete on the uses of Anderson Field.

Kayak Racks: The Board decided to move this to the October meeting and that this would fall under the responsibility of the Boat Basin.

Board Structure: Fred Callahan requested that he keep the Beach Commissioner. Fred Callahan will keep Security. Kathy McKeough suggested a new commissioner of Long Range Planning. The need for an commissioner for Administration was also addressed.

Reports:

Treasurer's Report: Mark Peterson distributed the commissioners' treasurer's reports. Cash collections are going smoothly despite the recession. Interest rates are very bad and because of this there is a need to focus on cash requirements to when bills are coming in which Mark Peterson is exploring options.

Commissioners Reports: were posted on the web site for community reference.

Correspondence/Communication Update: A letter was received from David Richardson inquiring the whether the tennis courts would be repaired, which was resolved at this meeting and will be reported to Mr. Richardson.

Carolyn Sirken submitted a letter to the Board expressing her disappointment that a previous letter she submitted was not posted listing past complaints. It was distributed to the Board. The Board agreed this was appropriately handled and that no further action was needed.

Citizen Speak: Wayne Ashton, 32 Hillcrest Road, expressed his opinion that dogs should be permitted on right of ways. Kathy McKeough informed Mr. Ashton that they were permitted on the right of ways and the sign on the pavilion does say no dogs on the beach but that dogs can be walked past the pavilion, just not on the beach.

Richard Burlingham, 16 Walnut Road, reported that in the past there was a trap door at the Boat Basin and was later closed and the valve was installed, which failed. The trap door worked and that the problems started after it was removed.

New Business: Harry Ritson will be doing a comparison of marina fees and whether the services provided and fees a equitable to that other marinas.

Mark Peterson motioned to adjourn. Susan Bookman seconded the motion. So voted, motion passed unanimously. The meeting adjourned at 10:20 PM.

Respectfully submitted,

Mary Ann Ruud