

POINT O'WOODS
BOARD OF GOVERNORS MEETING
October 24, 2017 6:30-9:00 PM, Old Lyme Library
860-434-5686 pointowoodsct.com powoffice@att.net

Minutes

Type of Meeting: Regular

Secretary: Jean Smith

Attendees: Carl Filios, Wayne Buchanan, Fred Callahan, Mike Aron, Beth Kelly, Randy McHugh (teleconference), Bud Phelps, Pete Roberge, Roy Johnson

Carl Filios called the meeting to order at 6:35 PM.

CITIZEN SPEAK:

None.

APPROVE AGENDA: Beth Kelly moved to accept agenda, Bud Phelps seconded. Motion carried unanimously.

SECRETARY'S REPORT: Wayne Buchanan moved to approve the minutes, Beth Kelly seconded. Motion carried unanimously.

TREASURER'S REPORT: Roy Johnson distributed the September financial report. For the current year, tax receipts are \$335,749 with about 25 delinquencies. The treasurer will follow up with reminders. Randy McHugh will review our lien practices with our attorney. There are liens on 2 properties. With the year's major income, tax receipts, there is about \$945,000 cash in the bank. Bud Phelps moved to accept the treasurer's report, Pete Roberge seconded. Motion carried unanimously.

Review of Open Business:

Building & Construction/Hammer Law –Randy McHugh presented a draft of the ordinance addressing Building and Construction and clarification of the “Hammer Law”. The draft addressed the definition of “construction”, the ability for speedy decision making about requested variances, the ability for landscapers to work during the season and ability for contractors to provide quotes for planned off-season work within guidelines.

The Board developed some language for the ordinance,,, “interior or exterior non-emergent construction, property maintenance or work that results in excessive noise or disturbance”. Mike Aron commented that the ordinance should cover not only contractors but also homeowners performing their own non-emergent repairs, improvements and maintenance. Beth Kelly commented that we have an ordinance in place and the focus of the current effort is to clarify it to improve the understanding and improve enforceability. A discussion of how tree removal or trimming should be addressed ensued. Randy McHugh will review the Board comments with Faith Weiss and Fred Callahan for a revised draft. Carl Filios commented that we are getting closer to something we can take to the residents for a vote at the annual meeting.

Neighborhood Watch – Fred Callahan reported that he contacted the Old Lyme Police and several of the beaches and found no local formalized programs. Beth Kelly reported that she found programs in Groton, Ledyard, Clinton and several Old Saybrook beaches of various designs we could look into. The programs cost almost nothing and are conducted in concert with local police. Meetings are held to brief neighbors on topics, concerns and problem solving techniques. Signage would be required. She also mentioned a social media app, much like a bulletin Board where citizens could share information including safety tips. She will continue to pursue this topic.

Board Code of Ethics – Randy McHugh presented a draft of an Ethics Code that Atty. Jeff Londregan had reviewed. He commented that the focus revolved around the Board ensuring the public trust, conducted respectful operations and eliminated the appearance or actuality of Board Member privilege. He will continue to work with our attorney and targets something we can implement in the spring around the time we commit to the Conflict of Interest.

Mr. Kim's Violation Appeal – Pete Roberge had reviewed Mr. Kim's appeal for the Hammer Law violation and the details of the tile cutting violation. The violation occurred June 30, a complaint was received by security that told them they were violating the Hammer Law and needed to stop working. Although the contractor stopped cutting tile in the driveway, tile installation work continued inside the house. Since Mr. Kim is a long term resident he is aware of the Hammer Law ordinance and the Board agreed that it was a clear violation and the appeal was denied. Wayne Buchanan will send a letter to Mr. Kim informing him of the decision.

Annual Newsletter – Pam Spadaccini presented the first draft of the 2017 Newsletter. Board members have printed copies. She is awaiting 3 articles needed immediately. Board members need to get comments back to Pam. She will distribute a final draft before the 11/14/17 meeting so the BOG can review and finalize at the November meeting.

2019 100th Anniversary – Fred Callahan reported that he had an informal discussion with Jan Tonucci, co-president of the Womens' Club. His understanding was that they were requesting that the BOG provide funds for them to plan a celebration. The Board's understanding from Danne Pineo, co-president of the Womens' Club, as presented at the September meeting, was that they wanted to team with the Board to plan and produce the celebration. Carl Filios commented that a committee including the Board, Womens' Club and residents would cover broad interests. Jean Smith commented that 100 years, a centennial celebration should be big and if the BOG agrees, maybe we should consider an event planner for some things. Wayne Buchanan will follow up with the Womens' Club. From a budget perspective, the expenses would cross the 2018 and 2019 fiscal years so there is time to plan.

Point O'Woods History Publication - Wayne Buchanan asked if Tom Gworek had been in touch with Cora Ekwurtzel regarding the Point O'Woods history information she had collected. Nobody knew, but he was informed when she was at Point O'Woods in September. Carl Filios mentioned that he had also given her records from the storage shed that we needed returned. A letter will be sent to her requesting this information.

New Business:

Reserve Study – Carl Filios reported that we have made great progress financially recovering from Storm Sandy. We have a process of capital budgeting and establishing restricted funds, but each year when we prepare the budget and establish the mill rate, the question of how much money do we need in reserves arises.

Jean Smith reported that she had found guidelines for conducting a reserve study for Home Owners Associations published by the State of California. The objective is to define major expenses, when they will occur, and what they will cost thus Although it was extremely detailed she thought that the process made sense in a skeleton version for Point O'Woods. Carl Filios appointed Roy Johnson, Wayne Buchanan, and Jean Smith to look into the process on conducting such a study.

CORRESPONDENCE:

Wayne Buchanan had a call from a resident on Hillcrest Rd asking why the BOG selected a contractor for the tennis court replacement who was not the lowest bid. Bud Phelps reported that he had talked o the resident and explained the lower bid was not all-inclusive or provided post implementation services.

Wayne Buchanan was approached by Mr. Hyde, 19 Walnut Rd., who had been asked to remove a fence that violated Point O'Woods ordinances. Mr Hyde was looking to work out a solution. He was directed to Faith Weiss, Ordinance Commissioner.

Beth Kelly reported that there is a real estate sign on Seaview that violates the ordinance. Aletter will be sent.

COMMISSIONER REPORTS:

Bud Phelps reported that Eversource will be trimming low lying trees around power lines. They will also take down the tree a Oak and Walnut Rds that caused a power outage in September.

Bud Phelps reported that DEEP informed us that the vegetation on the berm along Champion Rd. could be trimmed to 18-24” once a year. It will be planned for June each year.

Beth Kelly reported that there are boats parked on Champion and Hillcrest Rd that the BOG previously decided could not remain on the roads. A letter will be sent to the owners informing them of such.

EXECUTIVE SESSION: None

ADJOURNMENT: Beth Kelly moved to adjourn, Wayne Buchanan seconded. Meeting Adjourned 8:35 PM.

Respectfully Submitted,
Jean M. Smith