

Gerald Park Association Bi-annual Meeting

June 21, 2018
Coventry High School Lecture Hall

Call to order at 7:05 and quorum of members was established to transact business.

Introduction of Board of Directors: John Petrovits, President and acting Treasurer, Sharon Powers Vice President, members Ray Shederick, Steve Bellanger, Sharon Morel.

Audience of members comments:

- ⤴ Likes the web site
- ⤴ Non members in the park-uncomfortable approaching them
- ⤴ Out of state cars parking over night
- ⤴ Sail boat on trailer left on the beach
- ⤴ Hope to keep the tax down or reduce it

Minutes of previous meeting: Annual meeting held Sept 14, 2017 approved with no amendments.

Presidents report, John Petrovits:

- ⤴ We received a Freedom of Information complaint filed by Mary Ann Hansen which questioned our meeting notification and posting practices. We contacted the FOI and arranged to have one of their representatives attend a board meeting to go over how the FOI affects us and our responsibilities under it. the complaint was withdrawn (**May 10th** BOD meeting)
- ⤴ Board member Jerry Dallas resigned from the board and also as treasurer and turned over all associated materials related to the GPA to the President. The president is the acting treasurer until a new Treasurer is found. A new association member, Lisa Catanese was appointed to fill the vacancy left by Jerry until the September meeting and elections. The BOD extends thanks and gratitude for his many years of volunteer service to the GPA.
- ⤴ Several members pointed out that the trees on the 2 properties bordering the park appear to need some attention with dead limbs visible on some. The board approved letters to the property owners informing them of the possible hazards. Read an example of the letters.
- ⤴ GPA property being stored in members private homes. With the resignation of Jerry comes the realization that we have a lot of equipment that we have stored on members property. The BOD looked into storage options and the one that made the most sense was to consider a storage shed located at the park. There is a proposal later in the budget concerning this.
- ⤴ Ray Shedrick retired from doing the mowing, trash and more to keep the park looking good. Member Steve Belanger stepped up and agreed to take over the job. Thanks for Ray for all of his years of effort.
- ⤴ There has been increased canoe requests to the point where an additional canoe rack is needed. The current rack holds 6 but the size limits it to kayaks...most canoes won't fit. A wood rack could be built for fairly low cost with volunteers.

- ✧ Records retention was discussed at the FOI meeting it is believed that the association should follow municipal record retention guidelines which can be found on line. Going forward as many records as possible will be filed electronically. Scanning documents such as maps that can not be scanned on a home computer will require consideration in the Budget. The existing records need a committee to go through them and determine what should be retained. Volunteers were requested and there were none to perform this task.

Tax Collector report: Laura Young. Reviewed report currently at 95% collection rate. Laura will look into the exempt properties to determine if there have been any changes and if they should continue to remain in exempt status.

Treasurer report: John Petrovits will cover under budget.

Committee Reports

Avery Shores Turn over: John Petrovits reported that the Avery Shore turn over is at a stand still. Some association members feel the town should take it over at no cost to the GPA, the town has made it clear this is not an option. The complexity of negotiating with the town and members of the association makes this a thankless and endless task. John is no longer willing to be the liaison between the GPA and the town. Mary Ann Hansen believes she can make it happen and volunteered to work with the town. Katrina Weaver volunteered to work with Mary Ann on the turn over issue.

Beach: The goose dropping bucket and sign is up and available for members to use. A member asked about all of the water craft left at the park, John Petrovits acknowledged that all of the Kayaks are registered with him, all but one of the canoes are as well. A Sailboat on trailer was left on the beach without permission. No one at the meeting knows who owns the sail boat and one canoe that was left in the park over the winter. A member will remove it from the beach, a note to contact the BOD will be put on it.

Environmental : Sharon Powers contacted Eric Trot to ask several questions about the hydrilla, Eric was not able to provide any answers and referred Sharon to the Town meeting to discuss hydrilla June 26 at 7 pm, annex building of the town hall.

Gerald Park Day: Gerald Park Day will be held on 8/11 with the next day rain date. Looking for volunteers to help.

New Business

At least three association members are currently requesting property turn over on the Avery Shores side of their properties. Although this has been done in the past the BOD has no records to confirm if this arrangement was open ended or not. Since there are no records to refer to the BOD feel the by laws should be followed which requires the issue to be brought up at one meeting and voted on at a second meeting. To expedite the vote, a special meeting was requested. The date of July 19th was agreed on to allow time for mailing out notifications. This meeting will be held at the Park.

Budget topic considerations:

Capital improvement fund

The BOD suggested that \$5,000.00 be designated from the Capital Improvement fund to make some capital improvements as follows:

- ⤴ Purchase and installation of a storage shed at the park to store GPA equipment. The cost estimate is about \$2,500.00 total for an 8x8 shed and stone pad. Currently we have no place to store association related items like swim ropes, buoys, speed bumps, GPA day supplies, signs etc and we rely on members. The association should have it's own storage for these it's belongings.
- ⤴ We have identified a handful of trees along Avery Shores that belong to the association and are in bad condition. We have a couple of estimates in the \$1500-2000 range.
- ⤴ If after those two items there is any unused balance fothe \$5000 then it goes to address the worst catch basins on Avery Shores. We have several in very bad condition. The association will have to plan on more dollars to repair/replace catch basins as we have half a dozen or so that need to be addressed.

By using the Capital Improvement fund we avoid a bigger bump in the taxes. The association could vote to move some of these items to the Road Expenses to reduce the draw from the Capital Improvement fund though it would raise taxes this year. This represents the Board of Directors recommended course of action for the association members to review.

Line item discussion by membership

Beach Area:

- ⤴ Boards between sand and grass need to be replaced.
- ⤴ Landscaping mesh on hills causing tripping hazards. Anthony Skut is going to evaluate and report to the board with suggestions.
- ⤴ Large corner buoys need to be replaced after this season. Bob Hillman is going to try to repair them.
- ⤴ Scott Gallo made a motion to reduce beach repairs to \$200. This was seconded by Linda Blakesley. 14 voted yes

Administrative

- ⤴ Discussion with Laura Young regarding lien fees concluded it this line could be reduced from \$200 to \$100 given the current collection rate.
- ⤴ Contribution for members passed zero dollars were currently allocated after discussion it was decided to remove that line item.

Donations

- ⤴ Sharon Powers made a motion to remove line item Fireworks, seconded by Linda Blakesley. Unnecessary cost to an event that is not good for the environment. If people want to donate they an take up a collection or do it individually. Grosso's tree interferes with the view of the fireworks. Motion failed, 6 voted to remove 9 voted to keep.

Road Expenses/Rainy day fund

- ⤴ Discussion – shouldn't the road expenses be under capital improvement fund? Capital improvement fund has not been added to or used in years. Road repairs/maintenance were put on hold during efforts to turn the road over and to maintain low taxes. Catch basins are in need of repair or replacement and there isn't enough money in this fund to cover what is required. We need to start to grow this account for repairs we are facing.

- ⤴ The rainy day fund was set up to set the money aside for a check that was never cashed by the insurance agency a couple of years ago. We had proof of insurance and the agent assured us their mistake was not our issue, we were totally covered. The money was set aside in the event we were contacted and required to fund the check that was never cashed. Mary Ann Hansen made a motion to move the Rainy Day Fund \$ into the Capital Improvement Fund and eliminate the Rainy Day Fund. Bob Hillman seconded. The vote was unanimous.

Results of member discussion and motions:

- ⤴ Hold the storage shed off until next year, Scott Gallo will provide storage.
- ⤴ Reduce Beach repairs from \$700 to \$200.
- ⤴ Beach items to be stored over the winter in the area of the portable toilet and covered with a tarp.
- ⤴ Add \$1000.00 to the Capital Improvement fund
- ⤴ Combine Avery Shores Repairs line item with Road Attorney/Engineering Fee's/Survey line item and keep one line item called Road Expenses in the amount of \$4000.00
- ⤴ Combine the Rainy Day fund with the Capital Improvement fund.
- ⤴ Discuss the beautification plan for the transition and entry at the fall meeting.
- ⤴ Up to \$2000 to be taken from the Road Expenses to cover required tree work.

Scott Gallo made a motion to accept the 2018 GPA budget as amended. Bob Hillman seconded, 14 voted in favor the motion carried.

Old Business

Electricity at the beach, Sharon Morel reported that she was finally able to get a quote for bringing power to the beach and an electrician willing to perform the work. Several companies had been contacted in the past and were non-responsive. An underground service to a pedestal or installing a pole would be costly. If a shed is approved next year the most economical way to bring power to the park would be to install a mast service on the shed and mount the meter to the shed.. The total cost would be around \$1000 with this years quote. The current monthly service fee for the meter is \$9.21 this does not include usage. Eversource does not charge to run an over head service up to 150 feet and the permit is \$15 per \$1000 in cost.

Date for fall meeting 9/20/18 Coventry High School Lecture Hall
Adjourned 10:05 PM