

Minutes of the April 20, 2023, Special Meeting of the Gerald Park Association

(minutes recorded by GPA Board member Teri Norman due to the absence of the board secretary)

Call to Order

Meeting Called to order at 6:08 by Eric Miller GPA President

A quorum of members 16 plus the GPA Board Members (Eric Miller, Ray Perugini, Teri Norman, Pam Cropley, John Petrovits)

Audience of Members

Ben is wondering why minutes are anonymous? Eric explained that it was because we have had substitute secretaries at the last few meetings and not everyone has announced their names and so we don't know everyone on a first and last name basis.

Eric Miller and Darby P recommended that we all announce our first and last names and addresses, at least once, the first time we speak and then our names each time we speak, so minutes are clear and posted with names.

Ray Perugini spoke about the kayak racks stating that 16 out of 20 of the spots have been filled. There are still spots left. Email or contact Ray if you want to reserve a spot for the season.

Minutes from last meeting

Mary Ann H would like the minutes to reflect that she said "speaking in support of the Roy family to use Chase Ave." Minutes will be edited and corrected. Eric M made a motion to accept the minutes with the revisions. Ray P seconded, Motion passed with 12 yeas, 0 nays, 9 didn't vote

President's Report

Eric referred to Ray's message regarding the kayak racks. Please request a spot, if you want one on the kayak racks.

Eric M reported for Laura Tax Collector's report April 1 new bills will be sent out

Eric M reported for Dave Treasurer's report-the funds were moved from the Capital Improvement fund to the General fund as approved at the last meeting for the lawyer's fees and bill.

Our current cost for postage and office supplies is at \$689.00 for mailings for special meetings.

Sharon P asked why we were reviewing General meeting agenda items at this time? Her understanding was that this is a special meeting with a certain agenda? At which time Jim C made a motion, which was seconded by Scott G to move to item 11 on the agenda to discuss the purpose of the special meeting. Motion passed 16 yeas.

Discussion of Chase Avenue

Teri Norman, chair of the subcommittee for paper roads, deferred to Scott G to discuss the Liability and Insurance coverage that the GPA has for Chase Ave. He checked and according to our insurance agent

and policy, we have \$2 million in coverage. It was recommended by the insurance company that the GPA should check to be sure any construction companies using that portion of Chase Ave., has liability insurance in case of damage to the paved portion of Chase Ave.

The Paper Road committee discussed options that would suit the Roys' needs and it was determined that a Quit claim deed may be the fastest option, as the GPA has historically granted Quit claim deeds to other property owners along Avery Shores. Half of the property would be quit claimed to the Roys and to Mary Ann H.

The committee also discussed future quit claim deeds for other property owners along the Chase Ave paper road property, to be discussed at the Special meeting.

Letter and wording for the postcards stated that we would be discussing a policy to be put in place for homeowners and future homeowners for quit claim deeds along paper road properties. That is the purpose of the special meeting.

Mary Ann H made a motion to grant the Roys a letter of no objection from the GPA to use 100 ft on Chase Ave to access their property. No second. Motion denied, as it was discussed and voted on at the last special meeting.

Jim C recommends that we discontinue the meeting because we do not have adequate information about the surveys and what the Roys want to do on that property because they are not in attendance at the meeting. Jim recommends forming a new Paper Roads committee, in agreement with Darby P.

Teri Norman read her notes from the Paper Roads committee meeting held on March 24, 2023. Special meeting purpose was to 1) discuss Quit claim deed for the Roys for the paper road Chase Ave, and 2) discuss putting a policy in place for other property owners abutting GPA paper road property and quit claim deeds.

Tamara S is concerned about liability when the usage of the paper road changes from a paper road to a gravel access for a driveway. This changes the type of land usage, so the liability is going to change. There should be quotes from our insurance and further research done regarding this change in access and land usage regarding the change in our liability. Tamara stated that she is opposed to a quit claim deed and believes it is a wrong precedent to set.

Scott Gallo stated that this precedent has already been set-because of the concourse and the property along Avery Shore, historically in the Gerald Park Association.

Tamara S stated that there are equity issues and you can't just quit claim land without proper surveys and land division.

Scott G stated that we changed the motion because of the quit claim precedent that was set. We were trying to remove obstacles for the Roys. We were following the GPA by-laws and we vote on everything as an association.

Darby P presented two maps submitted to the town planner for development by the Roys. Darby stated that no permits were pulled to clear the property on Avery Shores and that the town did not make the recommendation of using the Chase Ave paved portion. The town planner recommended that the Roys use their own property and create rain gardens, use rain barrels and use other methods to negate run-

off on their own property. It is not necessary for the Roys to use the Chase Ave property to build their house. GPA is not responsible for allowing this access for their driveway. They should build on their own property just like we had to do when we built our home and all the other property owners have had to do. There should be documentation of deed language used for quit claim deeds. It should be done right with a proper survey and subdivision policies provided by the town and for legal purposes. Everyone maintains their own piece of property abutting the paper road. I have a garden on my piece. There are trees that need to be maintained on the other pieces. It should remain open space. I would like to look into dedicating the paper road properties to the town for open space, not to be further developed.

Darby P made a motion that the GPA ends discussing or pursuing quit claim deeds of Chase Ave or any other paper road at this time. John P-Friendly amendment- remove "ends discussing" about using the Chase Ave right of way. Second by Jim C.

Discussion: John P states that we are not trying to black ball or stop anyone from building their house. Thank you Darby for this information.

Scott G states that the letter for access has progressed and it has become the least neighborly, and the Roys have been dishonest with us. Let them build on their own property.

Pam C stated that the expense of trying to turn Avery Shores over, we don't know how much this is going to cost AND the expense of all these special meetings. We heard loud and clear about how expensive it is to turn a road over because of liability and shared roads and legal issues in the future. We looked for other solutions. We should not be responsible for shared roads and future legal issues. The Roys should build their driveway on their property, they have enough land to do it. It was their decision to buy and build on that property. We need to put an end to this so we don't have to worry about it or spend more money on this issue.

Karen F stated that the paved portion of Chase Ave has been there so if we can't discuss this further are we denying their access to their property? If they use Chase Ave their driveway would be much straighter.

Jim C is concerned about the current run-off because the land was clear cut and the sewer and clay pipe on Avery Shores. There are also concerns about the erosion and wetlands barrier, that is currently shredded and not at all effective.

Darby P withdraws her motion

Jim C withdraws his motion

John P withdraws his motion (friendly amendment)

Tamara S makes a motion to cease all action pertaining to quit claim deeds of paper roads, until such time that Avery Shores road turnover is complete. Scott G and Ray P second.

Discussion about notification for the Roys and how we should handle it.

Jim C states that we don't have to send a letter because we voted and made our decision at this special meeting and we have followed all our by-laws.

Sharon P-they will still question their use of Avery Shores.

Motion passed 12 yeas, 2 Abstentions (Ben E and Mary Ann H abstained; Ben asked his abstention be noted in the minutes)

Next GPA meeting is on May 2, 2023. July 15, 2023 GPA Picnic

At the end of the meeting:

Mary Ann H stated that she was concerned about a party held on Avery shores by UCONN students. The police were called because of the amount of cars and a noise complaint. Mary Ann's mailbox was knocked over and there was litter. Karen Fitzgerald was aware of the situation and given phone numbers and contact information from Scott Gallo to address any future concerns about UCONN students who are tenants in our neighborhood.

It was noted that the party was held on the Saturday after the NCAA Basketball Championship game. There were many disruptive parties in the area that weekend.

Eric M stated that this should have been brought up at the beginning of the meeting in the audience of members portion.

Meeting was adjourned by Eric Miller at 7:26 pm