

Waterfront Heights Association, Inc.
Annual Meeting May 19, 2024
Patriots Park Lodge, Coventry

I. Call to order

Chad Greiner called the meeting to order at 11:05 am. Board members attending were Tim Zuzel, Donna Livingston, Mike Oakes, Ray Gagne, Don Badstuebner, Mike Braddock, and Melissa Grenier. Motion was made by Chad G. to waive the reading of the previous annual meeting minutes, Mike O. 2nd, all in favor. Tim Z. asked if the minutes from the last annual meeting could be posted on the website, which they already are.

II. Treasurer's Report

Given by Donna. This year might look a little confusing as we switched banks mid-way through the year. We have about \$43,000 in the checking account. Total income that we received was \$25,213.47. We spent \$34,928.10 which does put us a little into the negative. I have also attached check registers from M&T bank and Key bank. M&T bank is our new bank so that register is most current. Donna inquired if there any questions about the register. Jeanne Zuzel made a motion to accept the treasurer's report, Mike O 2nd, all in favor.

III. Tax Collector's Report

Given by Melissa. Number of properties decreased from 222 to 220 because a small slice of land was bought and combined with other owners land, therefore the decrease, which is on the last page. 34% of accounts are considered uncollectible, most circumstances are that the homeowners are probably deceased and have been for generations. Robert Whykoop asked if that was 34% of the 220 properties, and Melissa restated that 34% of the 220 were uncollectible. Ray Gagne asked if that included the town of Coventry owned pieces. Melissa stated it did not, the town does not pay us and some people have turned their properties over to the town without us knowing and we just don't get paid anymore. Tim Z. asked if the town notifies Melissa if that happens. The town does not and she had a call the other day and this person told her they turned over their property years ago to the town and they were wondering why they were still receiving bills. Melissa looked it up and the town still has a lien on the property as well as WFHA. Michelle Collins asked why Melissa was not being called when a property is being sold. Chad G. stated that when we sell the properties that is the only way we can get our lien money. She also asked if her phone number was listed with the town and yes they have her information. Discussion. Jeanne Z. asked since these unpaid accounts are always there is there a way to not count them. Melissa answered that some accounts are useless accounts that will not be collected, others are properties where the owner has just not paid for 30 years. Discussion. Mike O made a motion to accept the tax collector's report, Ray G. 2nd, all in favor.

IV. Beach Report

Given by Don. May 11th was the annual beach cleanup. We removed some brush and debris from the water's edge, cleared area near the peninsula, there was a tree down that we cut up and moved. Special thanks to Tim Z. for picking up lumber and replacing some bad boards on the picnic tables. Port o potty will be delivered this week and it will be cleaned once a week and removed mid-September. We also have 20 tons of sand being delivered this Wednesday and renting a tractor on Friday to help spread the sand and fill in the wash outs that have occurred with all of the heavy rain. We

have some other work that needs to be done including some trenching near the parking area to help control some of the water that runs into the sand.

There is a killdeer nest in the parking area, it is not endangered but is it protected therefore we can't move the nest. Incubation period is 22 to 28 days and it arrived after the annual cleanup so about another 18-25 days until they hatch and hopefully they will be out of the nest by the beginning of June.

Any new homeowners please use the beach passes and if you have guests you should be at the beach with them. Also, remember to shut the gates when entering and leaving. If you see someone who is not a member of the association please remind them that this is a private association and if you do not feel comfortable with this you can call the Coventry PD and they will come down and assist. Thank you for all who helped with clean up this year and in years past. There are no trash cans down there so please take out what you bring in.

Mike O. asked about the geese issue. Tim stated that Sue Grace will go down with her dogs again this year to help with the geese. Discussion. Chad mentioned creating a schedule with the dogs otherwise it may propose a problem with others bringing their dogs. Tim Z. mentioned that there is a note on the website that states dogs are down there specifically for geese deterrent. More discussion regarding dogs on the beach.

Tim Z made a motion to accept the beach report, Mike B 2nd, all in favor.

V. Road Report – Maintenance and Turnover

Given by Ray G. Charlie Brisson's fiancé, Kathleen McMahon, has been meeting with Todd Penny and waiting for easements to be signed and according to Todd Penney we would be able to turn over part of Ridgewood Road and part of Old Oak in the back within the next month or two. After that we will do Brookline which according to Todd Penny will be very expensive because drainage and new pipes will be needed but that won't be until fall or next year. Kathleen has been doing a very good job. As far as maintenance there are some bumps and potholes so we are looking into just a quick maintenance and more will be done in the fall. Lindsay Silcox commented that she is a civil engineer and if we fill the potholes as they are, they will keep coming back because the rim is compacted. The correct way to fix them is to actually dig a larger hole and then fill that. Over by where she and Mike O. lives, the water is unable to travel down on the side of the road and is damaging property. The roads are supposed to be crowned and pitched for drainage. Discussion. Extra fill is usually left past Elias Fogarty's house on Buena Vista and at the corner of Old Oak and Brookline to fill in potholes. Lindsay is interested in assisting wherever needed. Mike O. motioned to accept the road reports, Don B. 2nd, all in favor.

VI. New/Other Business:

- a. **Road assessment fee:** Ray suggested to keep the road assessment the same. Donna stated that we should probably bump it up because road assessment is not just for road turnover it is for everything. Right now it is \$87 tax and \$50 road assessment. Elias states the budget says we spent \$0 on road turnover, why are we not spending the money in the bank to fix the roads. Donna stated that we spent \$17,000 last year to fix the roads. Elias also states we have a \$24,000 road turnover budget so why are we increasing the assessment. Discussion – suggestion to raise taxes, not the road assessment. Mike B. suggests we change Section 8 in the bylaws in order to raise dues from 4% every three years so we can increase it and come back to the road assessment fee. Lindsay asked where the 4% come from, why did Mike O. say to amend to 10%, how can we come up with a number that works. Mike O. states we need a number today to increase and do an assessment to see how much we would need for next year. Discussion in regards to a special assessment for this year. Suggestion by Lindsay to do a special assessment of \$10 a month which would be \$120 for the year in addition to the road assessment fee. Mike O. states that there are a lot of people who cannot pay that amount and we will end up with

more people not paying. More discussion about ways to create more income including reservation fees for parties at the beach, auctioning mooring spots/increasing, and donations. Mike B. made a motion to increase the boat mooring fee from \$100 to \$300 for the next fiscal year. Motion was 2nd by Jeanne Z. (Donna states that you can only have one vote per household, and you must be current on your taxes, voting member said they were paying today). 8 in favor, 7 against. Motion passes.

Question arose regarding if you own two properties and pay two taxes, can you vote twice?

Discussion. If the properties are not adjacent, then yes you would get 2 votes however Mike O.'s stated that isn't the way his situation was handled when he owned 2 properties with his ex-wife Debbie.

Tim Z. stated that the same motion can be re-voted on at the next annual meeting and decreased if that is what the members decide.

Discussion ensued about changing the road assessment fee to the WFHA maintenance fee. Mike O. made a motion to change the name from the road assessment fee to the WFHA maintenance fee and to increase the fee from \$50 to \$100 for the next fiscal year. No second. Discussion ensued about raising the assessment fee and the name. Lindsay stated she would like to see something about included in the motion that the increase is in part due to the increase of insurance and other costs. Tim Z. restated that raising the fees is for the next fiscal year not this year. Lindsay is concerned about the wording so that other members may be more willing to pay. Mike O. motioned to change the road assessment fee to the WFHA maintenance fee and to increase from \$50 to \$100 starting this fiscal year. Tim Z. second. 12 in favor, 3 against. Motion passes.

Donna states that according to the bylaws there is a \$1500 emergency expenditure line.

Anything over that amount needs to be brought to the association for a vote. \$1500 is not a lot of money. The beach is a perfect example, to fix the runoff issues and drainage, it will cost a lot more than \$1500. Chad stated this amount was set to keep checks and balances but with inflation and other costs rising, and the quotes we received to fix the beach, this amount is too low. Lindsay stated that 3% inflation over 10 year's multiplied by \$1500 would amount to \$15,500. Mike O. states this is discretionary money in case of a wash out or a major repair so the board's hands are not tied. The board members are the checks and balances as to why the board works. Michelle asks where the money for beach repairs would come from, Chad clarified that it is for any financial decision that is an emergency such as a tree across the road. Jeanne Z. motioned to increase the emergency expenditure fund from \$1500 to \$15,000. Mike O. second. Don B. states that this increase is a little large, maybe we could lower it, \$12,000. Mike B. agrees with Don that the increase is quite large and people may not understand the increase if they were not in the meeting. Tim Z. \$12,000 is more reasonable a number and it should be clearly stated that this is for emergency purposes. Lindsay counters that someone not at this meeting isn't going to have a different reaction from \$12,000 to \$15,000. Vote passes 14 in favor, 1 against.

- b. **2023-2024 Proposed Budget:** Donna will increase the road assessment fee which is now the WFHA maintenance fee to what was voted on and Donna will change the amount in the budget and will post it on the website. Don B. stated the proposals for fixing the beach range from about \$5,000 to \$16,000. We can go over the quotes but I think the \$16,000 is way too much. We can create some berms and use the lower quote. There is always going to be some erosion on the beach with heavy rains. Chad stated that some of the proposals included cleaning out the drain and the berms, Don does not think cleaning out the drainage needs to be done and will only increase the price. One proposal included digging out the drain to two feet, relining it and dig it to the water's edge. Don states that the water is already flowing down to the lake and

doesn't think it needs to be done. Chad asked that the last time he saw it the water was stagnant. Don says it needs to be raked out on occasion. Donna asked if the \$5,000 will be sufficient and Don states that will be good for a berm however the quote is for \$5600. Donna will increase it to \$6,000. Lindsay volunteered her time to look at the quotes and the drainage and berms and give her professional opinion on how to make it better. Donna said the board originally agreed with the original proposed budget putting the road maintenance at \$10,000 because we didn't have enough money, but she will up it to \$15,000 because of the increase in the maintenance fee. Michelle asked that whatever we do, needs to be a long term fix, not a quick fix. Don states we can do additional fixes next year but we do not need to spend \$16,000 to fix the beach. Chad mentioned if Lindsay is willing to lend her expertise then we should use it and get her opinion. Discussion. Donna made a motion to accept the budget with the road maintenance fee to the WFHA maintenance fee from \$7,500 to \$15,00 per year, road maintenance from \$10,000 to \$15,000, and the emergency beach repair from \$5,000 to \$6,000. Ray second, all in favor. Motion passes.

- c. **Election of Board Members:** Donna, Mike B. and Tim Z. are up for re-election. The term is three years. Chad motion to re-elect Mike B. as a member of the board, Mike O. second, all in favor. Chad made a motion to have Tim Z.'s position extended three more years until 2027. Mike O. second, all in favor. Chad made a motion to have Donna continue to be the treasurer for the next term until 2027. Don B. second, all in favor.

The minutes reflect the appreciation of all board members especially the tax collector and treasurer.

Meeting adjourned at 1:28pm

Respectfully submitted,
Mary Jarvis

 Chad Greiner, President 6/10/24