

Waterfront Heights Association, Inc.
Annual Meeting May 21, 2023
Patriots Park Lodge, Coventry

I. Call to order

Chad Greiner called the meeting to order at 11:08 am. Board members attending were Tim Zuzel, Donna Livingston, Mike Oakes, Ray Gagne and Don Badstubener, Mary Jarvis, and Melissa Grenier. Mike Braddock joined late. Motion was made by Ray G. to wave the reading of the previous annual meeting minutes, Melissa G. 2nd, all in favor.

II. Treasurer's Report

Given by Donna. As of yesterday the balance is \$53,244.23 in the checking account. Everyone was given a copy of the check register, Donna inquired if there were any questions about the register. Jeanne Zuzel made a motion to accept the treasurer's report, Ray 2nd, all in favor.

III. Tax Collector's Report

Given by Melissa. Status quo as compared to last year. 150 accounts paid up, slightly better with overdue accounts, only 5 %, 12 accounts. Overdue accounts, we managed to collect a few big accounts because properties were sold. Overdue accounts went from 42 to 46 with those owing over \$1000. Jeanne Z. asked a question regarding uncollectable accounts. Are these accounts that went to collections? Melissa stated that these accounts are mostly owners of small slices of properties that are deceased, no family, land that is not of value. The taxes are more than the value of the land so we do not put them out to collections because it isn't cost effective. The town taxes are overdue as well as the association taxes. Jeanne then asked why we are still reporting on them. Melissa states that they are still a part of the association. Discussion ensued. Tim made a motion to accept the tax collector's report, Mike O. 2nd, all in favor.

IV. Beach Report

Given by Don. May 13th was annual beach cleanup. We removed some brush and debris, had a load of sand delivered, back bladed the grassy area and spread the sand. The beach area looks really good right now. Port o potty will be delivered before Memorial Day and will be cleaned once a week and removed the second week of September. A couple picnic tables are starting to rot out, just a few seats. Don is going to purchase some wood, with permission from the board, and replace the rotting pieces. Don also wants to remind everyone that there is no dry docking of boats or trailer parking. Also, take out what you bring in and use your beach passes, close gate after entering and exiting. It falls on all members to try and police the beach and if people are not members to please ask them to leave. Some board members may be available to help if needed. You can also call the police and ask them to come down and evict trespassers. Don thanked everyone for helping with the beach cleanup. Mike O. asked who has mooring spots and Don gave out the list and mentioned that we can also put it on the website. Members with moorings; Bill Ainsworth, Don Badstubener, Mike Braddock, Tom Dagen, Elias Hogarty, Dick Griffen, Ray and Dylan Gagne, Rich Jarvis, Dennis Manning, Laura and Bob Nye, Mike Oakes and Chad has a jet ski mooring. Mike O. asked what we are doing about the geese. Jeanne mentioned that she has a friend with a Border collie and she has volunteered to come down every day for 6 weeks at 6am to do a beach run with her dog. Her name is Sue Grace and her husband is a vet. Discussion ensued in regards to the geese problem including; putting the purpose of the dogs on the website and plastic animals to be moved around to deter the geese. Mike O. mad a motion to allocate money to purchase a

plastic decoy, motion not needed as the money will come out of the beach budget. Jeanne mentioned that the geese, cleanup of the beach, etc. could be a part time job for someone. She also mentioned locking the gates and in the past this was an issue because of the fire department but she talked with the fire department and they can just cut the lock if needed. She also said she has been to other association beaches and they have locks on their gates. Discussion ensued with regards to locks for the gates. Donna made a motion to explore and implement a gate locking system for beach this year. Jeanne Z. 2nd, all in favor. Chad made a motion to accept the beach report, Mary 2nd, all in favor.

V. Road Report – Maintenance and Turnover

Given by Chad as the position is unfilled. One of the biggest issues is that we do not have a Chairperson for this position that definitely needs to be addressed. There has not been any major projects done this past year. Chad met with Todd Penney and he stated that this should have been done years ago and we are lucky that they are still entertaining the idea of turning roads over. He has a lot of other projects going on which take priority, but still seemed open to the road turnovers. Todd mentioned that instead of turning over the whole road to do it in sections. He also kept bringing up Ridgewood between Brookline and Arlington and they were still willing to take that part. Most of the easements have been obtained but a few need to be redone. Moving forward we need to get the last 3 to 4 easements and meet up with Todd Penny again. Mike O. mentioned that somewhere along the way, the town doesn't have a choice about whether they want to take the roads back, they must. Discussion ensued. Eli Fogarty mentioned that he brought up a need to prioritize the section of Buena Vista, where all of the mailboxes are back in 2018, where there are a bunch of pot holes. More discussion ensued. He then asked that in 2022-2023 we didn't spend any money on road maintenance and therefore we have more than \$24,000 to fix the roads. Donna responded that is incorrect, we only get between \$5,000-\$7,000 a year but that includes everyone who doesn't pay. Mike O. mentioned that the two biggest roads which includes Old Oak and Ridgewood, all of the work has been done and would like to know what is left to do. Ray stated he did a couple easements wrong and they need to be redone. Discussion ensued regarding possibly paying someone to redo the easements, but Chad stated that without a chairperson whose responsibility would it then become. Chad also stated that he had someone who was interested in becoming the road chairperson, but the member is not present today. This specific person was a board member previously and there was some turmoil during that period of time but in the end someone needs to step up to the position or this other person, if voted in, will become the chairperson because we have no one else.

Eli volunteered to work on the roads but does not have any equipment. Chad told him the job doesn't entail a lot of physical labor but more of the management aspect. Facilitating things, staying in contact with Todd Penny, and keeping the communication open as well as finding a professional to fix the roads correctly. Discussion ensued. Jennifer Ray mentioned that the town owns four lots on her road and the town does nothing to help with the roads and potholes along with some other issues she has had. More discussion on the town's responsibility in regards to the roads. Jeanne asked for clarification on how many positions are open, two or one. Chad clarified ideally looking for two but one would work. No one needs to be an expert on roads but we really just need someone to follow up and make the phone calls and schedule the meetings etc. Chad asked if Eli was willing to do maintenance but would you also be willing to be the coordinator with Todd Penny, he said yes and he was willing to do whatever it takes to get the job done. Melissa asked about the maintenance part, was Eli willing to get quotes and speak with road maintenance companies as well. Eli said he was willing to do both jobs. Discussion ensued again on the quality of the roads and how to go about grading and fixing everything. Member asked how we go about electing Eli as the road chairperson, Donna replied that the election process is after the meeting. Donna motioned to accept the road reports, Melissa 2nd, all in favor.

VI. New/Other Business:

- a. **Road assessment fee:** Donna stated that we need to vote on whether we want the \$50 carried forward again this year because we vote on it every year for the following year. Donna stated that we will only take in \$13,000 in taxes without the road assessment fee which gave us an additional \$9,000 last year. Jeanne made a motion to continue the road assessment fee for the following year. Mike O. 2nd, all in favor.
- b. **2023-2024 Proposed Budget:** Chad explained that on page 2 in column one is the proposed 23-24 budget and column two is the actual budget from the 22-23 year stating that we generally use the same numbers from the previous year. Proposed budget attached. Donna stated we base the budget on 150 paying members. Error in the convenience fee being wrong, there is no fee it is actually the total expenses put into the wrong cell. Donna asked if we wanted to up the beach budget because we discussed the locks. Discussion ensued. Mike O. made a motion to up the beach budget from \$3,800 to \$4,500, Jeanne 2nd, all in favor. Mary made a motion to accept the proposed budget on page 2 with the modification to up the beach budget and erase the convenience fee. Donna 2nd, all in favor.
- c. **Road Turnover:** Eli has volunteered to be the road chairperson with the help of other board members.
- d. **Correction to by-laws Sect. 8a:** Donna states that we never changed the bylaws in regards to the road assessment fee which originally states:
Roads Assessment: [Note: Added at a called membership meeting on 10/4/09] For the purpose of covering costs of roads maintenance and preparation for turnover of association roads to the Town of Coventry, an assessment of \$60 per property owner per year is added to the association tax. The assessment will remain in effect for 10 years, or until such time as the turnover of roads to the town is complete, whichever comes first. The assessment will take effect on November 15, 2009. A supplemental bill will be sent by December 1, 2009. The assessment becomes part of the annual tax as of July 1, 2010. At the annual meeting May 20, 2018, the membership voted to change the road assessment to \$50 for a period of one year at a time.
To be changed to: At the annual meeting May 21, 2023, the membership voted to change the road assessment to \$50 for a period of one year at a time. To be voted on annually at the association's annual meetings.
Jeanne made a motion to amend the bylaw to be \$50 a year to be voted on every year. Mike O. 2nd, all in favor.
Jeanne stated that a lot of the by-laws tie our hands and asked when the last time they were looked at. Board members agreed it was 5-6 years ago. Donna stated that some things we couldn't change because we have to adhere to the Charter. Jeanne then asked if we need to look at the Charter but Donna said that in order to change the Charter that requires a lawyer and the state.
- e. **Election of Board Members:** Donna stated that Mike O., Don B. and Mary J. are up for re-election. The term is three years. Donna made a motion to have Don B. be extended three more years until 2026. Ray 2nd, all in favor. Chad made a motion to have Mary be the secretary for the next term, Tim Z. 2nd, all in favor. Don B. motion for Mike O. to stay on the next term, Donna 2nd, all in favor.
- f. **Any other new business –**
 - a. Mary asked if the Crestwood sign was ever put up. It has not, Mike B. has been busy with personal issues. Members volunteered to help with this endeavor.

- b. Susan asked about a crosswalk to go across Rt. 31 to the beach. It was discussed and mentioned that the state is in charge of this. Mike O. said he had a connection with the state and would send an email.
- c. Donna asked about Laura Nye's insurance policy. She stated that the Nye's insurance does not provide sufficient coverage and is very vague and just says recreational vehicle. Discussion ensued. Don B. said he would reach out saying the documentation is not appropriate and ask for more clarification in regards to the insurance. Mike O. motion to end discussion, Mary 2nd, all in favor

Meeting adjourned at 12:49pm

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Chad Greiner, President
7/18/23

m. Jins
7-20-23